

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, May 27, 1975, in the Council Chamber, commencing at 2.00 p.m.

PRESFNT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie,
Harcourt, Kennedy, Marzari,
Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL: R. Henry.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Bridge River Elementary School, Shalath, B.C., under the direction of their Principal, Mr. K.A. Hood.

'IN CAMERA' MEETING

The Council was advised that there were two matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird
SECONDED by Ald. Sweeney

THAT the Minutes of the Regular Council Meeting of May 13, 1975, with the exception of the 'In Camera' portion, together with the Minutes of the Special Council Meeting (Public Hearing) of May 15, 1975, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt
SECONDED by Ald. Volrich

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESSPoint Grey Road Property Acquisition
- 3623 Cameron Avenue.

At its meeting on May 6, 1975 Council deferred consideration of a clause in the Manager's report (Building and Planning Matters) dated May 2, 1975, concerning Point Grey Road Property at 3623 Cameron Avenue, pending the hearing of a delegation on the subject.

Mr. Ehrenholz, representing the owner, addressed the Council speaking in support of a Development Permit application to construct a grade level wood deck which would extend from the rear of the building and out over the existing seawall. The City officials recommended that the Development Permit application be refused.

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

Point Grey Road Property Acquisition
- 3623 Cameron Avenue. (Cont'd)

Mr. Ehrenholz filed with Council a letter from Miss Morrison, a neighbour adjacent and to the west of 3623 Cameron Avenue, advising that she had no objection to the deck being constructed. A map and photographs were displayed to the Council Members.

MOVED by Ald. Bird

THAT the matter of retaining walls and overhanging decks in this area be referred to the Standing Committee on Planning and Development for report, and Development Permit No. 69584 in respect of 3623 Cameron Avenue be not granted at this time.

- CARRIED UNANIMOUSLY

Development of Harbour Park

Council, on May 6, 1975, when considering a memorandum and recommendations from the Mayor on the matter of development of Harbour Park, approved one of the recommendations of the Mayor, after amendment, regarding the proposal call for the 3.4 acres of freehold property owned by the City in this location. The Council at that time deferred the other recommendations of the Mayor pending the hearing of a delegation from the "Save the Entrance to Stanley Park" Committee.

Pursuant thereto, Mrs Iredale, representing the Committee, addressed the Council and filed a brief proposing that the area be utilized in connection with the forthcoming U.N. Conference to be held in 1976, and in this regard the City approach the Federal Government to consider funding the money necessary for the City to retain the site at no expense to the local taxpayers.

Mrs. Clyne and Mrs. McKechnie also addressed Council in support of the "Save the Entrance to Stanley Park" Committee's submission.

The Mayor advised that he had several times discussed with the Hon. Ron Basford the matter of funds being made available for the property, but had been unsuccessful.

The Director of Planning advised the Council generally on the contents of the proposal call and indicated that it is possible that proposals received could be submitted to Council by October of this year.

MOVED by Ald. Harcourt

THAT the recommendations of the Mayor, as contained in his memorandum of April 28, 1975, be approved, after amendment to read as follows:

THAT the Director of Planning create an Advisory Committee, subject to Council's approval, to make recommendations to Council when the proposal calls are received.

(Underlining denotes amendment)

Cont'd..

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)Development of Harbour Park (Cont'd)

THAT the City commit \$1 million, from the proceeds of the sale of the 3.4 acres, for Park development, that development to be undertaken as soon as possible.

THAT the Director of Planning advertise nationally and issue the proposal call in connection with this City-owned property.

- CARRIED

(Ald. Boyce and Kennedy opposed)

MOVED by Ald. Boyce

THAT a Committee be appointed by the Mayor to discuss again with the Federal Government the availability of Federal funding for the 3.4 acres in question.

- CARRIED UNANIMOUSLY

Grant Requests - Appeals.

Council, on May 13, 1975, deferred consideration of clauses 1 and 2 of the report of the Joint Meeting of Community Services and Finance and Administration dated May 1, 1975, pending appeals from Neighbourhood Services Association and Family Service Centres.

Neighbourhood Services Association.

Mr. Hugh Smith, representing Neighbourhood Services Association filed a brief in which the organization asked for the full amount of its original request of \$120,000. The brief referred to the services provided by the Association.

MOVED by Ald. Bowers

THAT a total grant for 1975 of \$80,000, be allocated between the three Neighbourhood Houses at the discretion of the Neighbourhood Services Association Board of Governors, subject to the usual C.A.P. cost-sharing:

FURTHER THAT the funds be allocated from Contingency Reserve.

- (carried)

MOVED by Ald. Marzari (in amendment)

THAT the figure of \$80,000 in the foregoing motion of Alderman Bowers be struck and the figure of \$100,000 be inserted in lieu thereof.

(Ald. Bowers, Boyce, Kennedy,
Sweeney & Volrich opposed)

- LOST NOT HAVING THE
REQUIRED MAJORITY

The amendment having lost, the motion by Alderman Bowers was put and CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

Family Service Centres

Mr. Pegg, representing Family Service Centres of Greater Vancouver addressed the Council and filed a brief in support of an additional amount of \$16,000 to be applied towards "Learning for Family Living" programme.

Regular Council, May 27, 1975.

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

Grant Requests - Appeals

Family Service Centres (Cont'd)

MOVED by Ald. Harcourt

THAT a total grant to the Family Service Centres of Greater Vancouver be approved in the amount of \$32,100 to fund local area programme staff as described in the Committee's report.

FURTHER THAT the City be invoiced quarterly by Family Service Centres for these services.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

MOVED by Ald. Harcourt

THAT an additional grant to Family Service Centres in the amount of \$26,160 for family life education, be approved in accordance with the conditions detailed in the Committee's report:

FURTHER THAT City Council support the application of Family Service Centres to the Community Resources Board and the Vancouver Resources Board for financing of local area program staff in 1976.

(Ald. Bird, Bowers, Kennedy
and Volrich opposed.)

- LOST - NOT HAVING
RECEIVED THE
REQUIRED MAJORITY.

MOVED by Ald. Bowers (in amendment)

THAT the figure of \$26,160, contained in the foregoing motion by Alderman Harcourt be struck and the net figure of \$10,000 be inserted in lieu thereof.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED MAJORITY

For convenience the motion by Alderman Harcourt was put first and was LOST:

The motion by Alderman Bowers was then put and CARRIED UNANIMOUSLY.

DELEGATION AND CITY MANAGER'S REPORT

Combined Through Bus Route 27:

S/E Vancouver to Kootenay Loop.

(Manager's Report 'B' May 21, 1975)

Under date of May 21, 1975 the City Manager submitted the following report of the City Engineer on the matter of a Combined Through Bus Route from South East Vancouver to Kootenay Loop:

"On May 30, 1975, the Bureau of Transit will introduce improved bus services of a minor scale in south-east Vancouver. Presently, the No. 21 Kerr bus route and the No. 27 Rupert bus route are separate services terminating in Joyce Loop. These bus routes will be combined as a through-route service, resulting in a continuous bus route from south-east Vancouver to the P.N.E. area thereby, by-passing the lay-over requirement in the Joyce Loop. The new route will be known as the No. 27 Rupert route (see attached plan).

This situation will result in a better peak hour service for bus patrons of the Kerr service, since the frequency in the peak hour is increasing from 15 minutes to 10 minutes. This change will reduce the number of buses using the Joyce Loop because lay-overs for this service have been eliminated in the loop, and because the stop for southbound patrons have been relocated from the loop to the west side of Joyce Street. As a result, the back-up problem experienced at the loop with buses blocking the sidewalk, a source of complaints in the past, should be eliminated.

The new bus stop for southbound buses will be on Joyce Street far-side of Kingsway. A bus shelter is planned for this location. As in the past, the Joyce Loop will be used as the stop for northbound buses in this general area.

The City Engineer recommends that a bus stop be approved for the new No. 27 Rupert service on the west side of Joyce Street at Kingsway."

Regular Council, May 27, 1975.

DELEGATIONS AND CITY MANAGER'S REPORT (Cont'd)

Combined Through Bus Route 27;
S.E.Vancouver to Kootenay Loop (Cont'd)

With the permission of Council Mrs. E. Nichols and other representatives addressed Council objecting to the south-bound bus stopping on Joyce Street across from the Loop. Reference was also made to a letter received by the Group some time ago from the Bureau of Transit, suggesting discussion would take place before the service would be implemented.

MOVED by Ald. Rankin

THAT this matter be referred to the Official Traffic Commission for discussion with representatives from the Bureau of Transit and the delegation heard this day, and in the meantime the proposed bus stop on the west side of Joyce Street at Kingsway not be installed.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

Jericho - Demolition of Buildings 49, 32 and 25

The Chairman of the Park Board addressed Council speaking in support of the following letter dated May 27, 1975, which was circulated to Council Members.

Board members received copies of a memo dated May 26th prepared by the Superintendent, advising that demolition of buildings 49, 32 and 25 on the City owned portion of the former Defense lands has been stopped by a group of protestors preventing the Board's demolition contractors from gaining access to the site since Friday, May 23rd.

The Superintendent reported that as the Police will not remove the illegal protestors, the Corporation Counsel has advised that the Board should request City Council to pass a resolution authorizing the Corporation Counsel to seek a court injunction to have the protestors removed.

It was moved by Commissioner DuMoulin, seconded by Commissioner Keefer,

RESOLVED: That the Board request City Council to pass a resolution authorizing the Director of Legal Services to seek a court injunction to enjoin the protestors from continuing to obstruct the performance of the work authorized to be done at Jericho Park.

- Carried.

MOVED by Ald. Volrich

THAT the Director of Legal Services be authorized to commence civil action in the Supreme Court of British Columbia in the matter of the City and the Board of Parks and Recreation to obtain an order restraining persons known or unknown from interfering with the lawful exercise of the rights of the City and the Park Board in the lands known as Jericho Park and to institute any interlocutory proceedings in connection therewith which may be required.

- CARRIED

(Alderman Rankin and Sweeney opposed)

Cont'd....

Regular Council, May 27, 1975.

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COMMUNICATIONS OR PETITIONS (Cont'd)

Jericho - Demolition of Buildings 49, 32 and 25 (Cont'd)

MOVED by Ald. Volrich

THAT WHEREAS the City and the Board of Parks and Recreation have instructed the Director of Legal Services to commence an action in the Supreme Court of British Columbia relating to the lands known as Jericho Lands;

AND WHEREAS the City and the Board of Parks and Recreation have instructed the Director of Legal Services to apply for an interlocutory injunction in the proposed action to restrain persons known or unknown from harassing, hindering, trespassing, obstructing and/or interfering with the proposed plaintiffs, their agents, servants, employees, contractors and others in the conduct of their operations and activities, in, on or about the Jericho Lands;

AND WHEREAS in order to obtain an interlocutory injunction as set forth above it is necessary for the City of Vancouver to give its undertaking to abide by any Order the Supreme Court of British Columbia may make as to damages should the Court be of the opinion the proposed defendants or any of them have suffered damages as a result of the order of the Court;

THEREFORE BE IT RESOLVED THAT the City of Vancouver hereby undertakes to abide by any Order the Supreme Court of British Columbia may make as to damages, should the said Court hereafter be of the opinion that the proposed defendants in the action or any of them shall have suffered any damages by reason of the Court granting an interlocutory injunction in the said action.

- CARRIED

(Ald. Rankin and Sweeney opposed)

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The Council recessed at 4.10 p.m. and following an 'In Camera' meeting in the Mayor's office, reconvened in Open Council in the Council Chamber at approximately 4.30 p.m.

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COMMUNICATIONS OR PETITIONS (Cont'd)

City's Share of Costs to Appeal
Decision of B.C. Court of Appeal.

Under date of May 12, 1975, the Executive Director of the Union of British Columbia Municipalities submitted the following letter to Council:

"In 1972 and 1973, the City of White Rock, together with its Building Inspector, a contractor and the owner of a building were involved in litigation in the Supreme Court of British Columbia concerning liability caused by the collapse of a building. The Court held the Building Inspector liable and a Judgement of \$7500.00 was entered against him. The importance of the Decision was of immediate concern to municipalities, regional districts and their employees, in that it altered the previous long-standing law that municipalities were generally not liable for non-feasance or omissions to carry out their duties or to enforce their by-laws.

The matter was discussed during the 1973 UBCM Annual Convention and a resolution endorsed on that occasion in which the delegates accepted a special assessment not exceeding one (1) cent per capita for the purposes of financing appeals against the Supreme Court of British Columbia Decision.

Cont'd...

COMMUNICATIONS OR PETITIONS (Cont'd)

City's Share of Costs to Appeal
Decision of B.C. Court of Appeal.(Cont'd)

You will be aware that the UBCM then financed an appeal to the British Columbia Court of Appeal, which, upon the case being heard, unanimously reversed the lower Court's Decision.

Although the Decision of the Court of Appeal was delivered in November, 1974, there has since been considerable discussion with the Solicitors who prepared the case in an attempt to tax the resulting costs against the Respondents. Unfortunately we have been informed that as the Respondents no longer reside in the Province and their whereabouts are unknown there is little possibility that the registration of the Judgement in the Land Registry offices in Vancouver and New Westminster will have any effect, as the Respondents no longer own any property in B.C.

In the result, the UBCM Executive has instructed that the costs incurred by the UBCM in financing the case to the Court of Appeal should now be assessed to all UBCM members, in accordance with the Resolution approved by the 1973 UBCM Convention.

The total costs incurred by the UBCM, and since paid, amounted to \$13,785.00 or a per capita cost of 0.639¢. A special assessment in this amount, based on the 1971 Federal Census population figures as adjusted and certified by the Department of Municipal Affairs is attached, and we trust that it will receive your approval."

MOVED by Ald. Volrich

THAT the special assessment of \$2,723.78 as submitted by the Union of British Columbia Municipalities, be approved.

- CARRIED UNANIMOUSLY

Reply to request for Financial Assistance re Additional Police

Council noted a letter from the Solicitor-General, Warren Allmand, dated May 8, 1975, replying to the City's request for Federal financial assistance for additional police. Mr. Allmand is of the opinion that the method and level of financing Provincial and Municipal Police Forces should fall under Provincial and Municipal jurisdiction. The present position of the Federal Government, therefore, is that it is unable to meet the City's request for financial assistance at this time, although Mr. Allmand anticipates that the review of the Canadian Government's role in the field of police services in Canada, undertaken by the Ministry of the Solicitor-General, will be particularly helpful in this context.

MOVED by Ald. Volrich

THAT the above-mentioned letter from the Solicitor-General be received.

- CARRIED UNANIMOUSLY

Regular Council, May 27, 1975.

COMMUNICATIONS OR PETITIONS (Cont'd)

Multicultural Association of B.C.

Under date of May 26, 1975, the Mayor submitted the following memorandum on the matter of the Multicultural Association's proposed use of Hodson Manor.

" The Provincial Government is presently considering a joint grant request from the City of Vancouver and the Multicultural Association of British Columbia. The Multicultural Association has applied for use of Hodson Manor.

The City of Vancouver is requesting a \$100,000 grant from the Community Recreational Facilities Fund. The Vancouver East Cultural Centre recently received assistance from this fund. It would appear that this project will also stand a good chance of obtaining support.

As a part of the grant application certified evidence that the 2/3 funding not covered by the grant is secured. In this regard, a letter was sent March 26, 1975 from this office to the Secretary of State, requesting \$100,000 from the Federal Government to assist with the renovations to Hodson Manor--although a follow-up letter was sent April 23, 1975, to date, no reply has been received.

In view of the requirements of certified evidence, I would suggest that Council resolve that in the event that the Federal Government does not contribute to this venture, then the City of Vancouver will provide the remaining funding not covered by the Community Recreational Facilities Fund.

I would also request Council authority to endorse this application on behalf of the City. "

MOVED by Ald. Volrich

THAT, as requested by the Mayor, Council endorse this application on behalf of the City:

FURTHER THAT, in the event the Federal Government does not contribute to this venture, then the City of Vancouver will provide the remaining funding not covered by the Community Recreational Facilities Fund.

- (deferred)

MOVED by Ald. Harcourt

THAT this whole matter be deferred to the Council Meeting of June 17, 1975, and a report be received from the Multicultural Association, Fairview Little People's Society and the Fairview Information Centre, together with a report from the City Manager.

- CARRIED

(Ald. Bird, Bowers, Boyce and Cowie opposed)

Five Year Capital Plan for Housing.

MOVED by Ald. Rankin

THAT the request of the Downtown Eastside Residents' Association to appear before Council as a delegation on the matter of Housing re the Five Year Capital Plan be granted.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. CITY MANAGER'S GENERAL REPORT

Works & Utility Matters
(May 23, 1875)

The Council considered this report, which contains four clauses, identified as follows:

- Cl. 1. Closure of a portion Atlantic Street, Parker Street, Campbell Avenue, Prior Street and Venables Street in the False Creek Park area - adjacent to Blocks 97, 98, 112 and 113, District Lots 181 and 196.
 - Cl. 2. Vehicular access from 6th Avenue between Birch and Alder.
 - Cl. 3. Level Crossing over C.P.R. Tracks, north of Sixth Avenue, west of Heather.
 - Cl. 4. Tender No. 57-75-5, Reinforced Concrete Pipe and Reinforced Concrete Manhole Sections and Tops.

The Council took action as follows:

Closure of a portion of Atlantic Street, Parker Street, Campbell Avenue, Prior Street and Venables Street in the False Creek Park area - adjacent to Blocks 97, 98, 112 and 113, District Lots 181 and 196.

(Clause 1)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Vehicular Access from 6th Avenue
between Birch and Alder.

(Clause 2)

In considering this clause, the Manager advised that he has had meetings with Sigurdson Millwork Co., Ltd., because of the problems of access to the Company's premises. The Manager also advised that the Company may wish to obtain assistance regarding its access.

MOVED by Ald. Rankin

THAT the recommendations of the City Manager contained in this clause be approved, and the Manager be authorized to discuss further the access problems with Sigurdson Millwork Co., Ltd.

- CARRIED UNANIMOUSLY

Clauses 3 and 4.

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager contained in clauses 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Regular Council, May 27, 1975.

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building and Planning Matters
(May 23, 1975)

The Council considered this report, which contains nine clauses, identified as follows:

- Cl. 1. 829 S.E. Marine Drive.
- Cl. 2. 3220 East 14th Avenue.
- Cl. 3. 3167 and 3177 Ivanhoe Street, Lots 9 & 10,
Block 24 & 25, D.L.37.
- Cl. 4. 2905 Adanac Street - Lot 31, Block 82, South Half T.H.S.L.
- Cl. 5. 7737 Main Street - West Side Main Street between 61st
and 62nd Avenues, Lot 4, Except East 10 feet; Block
1 and 2; D.L.322.
- Cl. 6. ASPO/CPAC Conference - Display Award.
- Cl. 7. Heritage Building Alteration.
- Cl. 8. Britannia Community Services Centre - Site Subdivision.
- Cl. 9. Demolition of Houses at 831, 837, 843 Hamilton Street.

The Council took action as follows:

829 S.E. Marine Drive.
(Clause 1)

MOVED by Ald. Volrich

THAT the recommendation of the Medical Health Officer and the Hardship Committee, as contained in this clause, be approved and the Council resolution of March 11, 1975, be amended accordingly.

- CARRIED UNANIMOUSLY

3220 East 14th Avenue
(Clause 2)

MOVED by Ald. Bowers

THAT the recommendation of the Hardship Committee, as contained in this clause, be approved and therefore the application be refused.

- CARRIED UNANIMOUSLY

Clauses 3, 4 & 5.

MOVED by Ald. Volrich

THAT the recommendations of the City Manager, contained in clauses 3, 4 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

ASPO/CPAC Conference - Display Award
(Clause 6)

MOVED by Ald. Volrich

THAT this clause be received for information and the congratulation of Council be extended to the Director of Planning and his staff.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(May 23, 1975) (Cont'd)

Heritage Building Alteration (Clause 7)

MOVED by Ald. Cowie

THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Britannia Community Services Centre -
Site Subdivision
(Clause 8)

MOVED by Ald. Bird

THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Demolition of Houses at 831, 837,
843 Hamilton Street.
(Clause 9)

MOVED by Ald. Bowers

THAT Mr. Jack Olar, a Demolition Contractor, be requested to appear before Council so that the matter of his business license may be considered.

- CARRIED UNANIMOUSLY

Finance Matters (May 23, 1975)

The Council considered this report which contains eight clauses, identified as follows:

- Cl. 1. Tender Awards.
 - Cl. 2. Removal of Unauthorized Structures, etc. on Streets.
 - Cl. 3. Insurance Brokerage Appointment to the City of Vancouver.
 - Cl. 4. Request for Increased Funding, Vancouver Fire Department Band.
 - Cl. 5. Self-Serve Gas Stations.
 - Cl. 6. Advertising - Vancouverrama.
 - Cl. 7. The Board of Parks and Recreation Request for Funding for Repairs to Stanley Park necessitated by Storm Damage caused March 29 & 30, 1975.
 - Cl. 8. Furnishings - Britannia Community Services Centre.

The Council took action as follows:

Clauses 1, 2 and 3.

MOVED by Ald. Volrich

THAT Clause 1 be received for information and the recommendations of the City Manager contained in clauses 2 and 3, be approved.

- CARRIED UNANIMOUSLY

Cont'd...

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(May 23, 1975) Cont'd)

Request for Increased Funding,
Vancouver Fire Department Band.
(Clause 4)

MOVED by Ald. Volrich

THAT a grant of \$3,500 to the Vancouver Fire Department Band, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

Self-Serve Gas Stations (Clause 5)

MOVED by Ald. Volrich

THAT the proposal of the Director of Legal Services as contained in this clause respecting a By-law amendment re Self-Serve Gas Stations, be approved.

- CARRIED

(Ald. Bowers and Marzari opposed)

Advertising - Vancouverrama.
(Clause 6)

MOVED by Ald. Volrich

THAT no action be taken with respect to the Kinsmen Rehabilitation Foundation of B.C.'s request re advertising.

- CARRIED UNANIMOUSLY

The Board of Parks and Recreation Request
for Funding for Repairs to Stanley Park
necessitated by Storm Damage caused on
March 29 & 30, 1975.

(Clause 7)

MOVED by Ald. Bird
THAT the repairs and clean-up referred to in Item 1 (a), (b), and (c) totalling \$7,800 be carried out by the Board of Parks and Recreation within their recurring maintenance programme, using funding already provided within the Parks Board 1975 Revenue Budget

= CARRIED UNANIMOUSLY

MOVED by Ald. Bowers

THAT the Parks Board be asked to submit a detailed report to Council on the cause of damage to this section of the seawall, the proposed method of repair, the proposed preventive measures, and the total cost involved, to ensure that this same type and extent of damage to the seawall does not recur except in extreme storm circumstances (once in 20 years):

FURTHER THAT as the nature and cost of the seawall repairs is capital in nature, and as there is no capital funding available in the current fiscal year, these repairs be scheduled, as necessary, in the 1976 fiscal year, within the 1976 supplementary capital budget, dependant upon the outcome of the report referred to above.

Regular Council, May 27, 1975.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

The Board of Parks and Recreation Request
for Funding for Repairs to Stanley Park
necessitated by Storm Damage caused on
March 29 and 30, 1975 (Cont'd)

AND FURTHER THAT the Parks Board be requested to provide information as to whether there is a need to repair the seawall this year.

- CARRIED UNANIMOUSLY

Furnishings - Britannia Community Services Centre.

(Clause 8)

MOVED by Ald. Marzari

THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(May 23, 1975)

The Council considered this report which contains five clauses, identified as follows:

- Cl. 1. Expropriation for Highway Purposes, Lot 8 Except South 9 feet, Block 97. D.L. 181, Situated Venables Street, West of Raymur Avenue.
- Cl. 2. Lot 10, Block 36, D.L. 184; Plan 178 - Situated North Side of Franklin Between Semlin and Lakewood Drives.
- Cl. 3. Preservation of Artifacts.
- Cl. 4. Sale of Portion of Lot 19, Block 18, D.L. 668-670 N.W. Corner Inverness Street and 37th Avenue.
- Cl. 5. House for Removal - 6291 Frontenac Street, Lot 55, Blocks 3 & 4, N.E. $\frac{1}{4}$ D.L. 339.

The Council took action as follows:

Clauses 1 - 5 inclusive

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager contained in clauses 1, 2, 3, and 4 be approved and Clause 5 be received for information.

- CARRIED UNANIMOUSLY

C. Langara: Land Disposal

The City Manager submitted the following report under date of May 21, 1975:

"The City Manager has received the attached report, dated May 16, 1975, containing recommendations on matters requiring Council approval, following rezoning on April 15, 1975.

The report notes the need for early action on a number of these recommendations to allow sales of the land to proceed.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Langara: Land Disposal. (Cont'd)

The Director of Planning RECOMMENDS:

- (a) That Council approve the location of sites for housing, provincial park and Y.M.C.A. as recommended in Section 1 of this report and shown on the plan attached as Appendix "A."
 - (b) That the Director of Planning report further on a final location of the park and Y.M.C.A. sites, following advice from the Park Board on a park arrangement acceptable to the Minister of Recreation.
 - (c) That Council approve the conditions relating to development of the area zoned (CD-1) as set out in Section 4 of this report.
 - (d) That Council approve the designation of alternates for the City officials on the Selection Panel for the market housing as described in Section 6 of this report.
 - (e) That Council approve the payment of the members of the Selection Panel from the Architectural Institute of British Columbia and the British Columbia Society of Landscape Architects on a per diem basis for a period not exceeding three days, at a maximum estimated cost of \$2,000, with these funds being provided from the proceeds from disposal of the land.
 - (f) That the provision of paving, curbs, sidewalks, services and street lighting as described in Section 7 of this report be a charge against the proceeds from disposal of the lands.
 - (g) That Council approve the following sale prices for the land and conditions relating to sale as described in more detail in Section 8 of this report:

	\$
(i) Senior Citizens' Housing (2 acres)	500,000
(ii) Co-operative Housing (5½ acres)	1,364,000
(iii) Market Housing (7½ acres)	2,250,000

The City Manager RECOMMENDS approval of the recommendations of the Director of Planning. "

The Manager advised that he has received information from the City Engineer which indicates that the charges for providing paving, curbs, etc. referred to in recommendation (f) above are estimated at \$410,000.

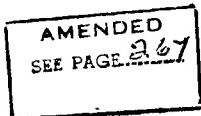
MOVED by Ald. Harcourt

THAT the foregoing recommendations be approved after amending
'(f)' to read as follows:

"That the provision of paving, curbs, sidewalks, services and street lighting, as described in section 7 of this report, be charged on a normal local improvement basis."

- CARRIED

(Ald. Boyce, Kennedy and Sweeney opposed)



MANAGER'S AND OTHER REPORTS (cont'd)

I. Report of Standing Committee on
Housing and Environment
(May 8, 1975)

The Council considered this report which contains six clauses, identified as follows:

- C1. 1. Pioneer Park.
 - C1. 2. Housing Conversion Study.
 - C1. 3. City Owned Land Bounded by Jericho Park, Point Grey Road, Wallace Street and Second Avenue.
 - C1. 4. Chinatown Development Association Housing Projects.
 - C1. 5. Fire By-law Appeals.
 - C1. 6. Correspondence.

The Council took action as follows:

Pioneer Park
(Clause 1)

MOVED by Ald. Rankin

THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Housing Conversion Study (Clause 2)

In considering this Clause Alderman Harcourt advised that the Planning Department recommended that it does not now wish to hold a plebiscite in the Hastings East area at this time. The Alderman requested that the recommendation of the Committee be amended accordingly.

Alderman Volrich enquired respecting the previous recommendations made by the Committee last year on this topic, particularly the scope of the plebiscite and also the percentage of approval required by the property owners. After further consideration, it was

MOVED by Ald. Cowie

THAT this Clause be referred back to the Committee for further review and matter again be considered by Council on June 17, 1975.

- CARRIED UNANIMOUSLY

City Owned Land Bounded by Jericho Park, Point Grey Road,
Wallace Street and Second Avenue (Clause 3)

In considering this Clause it was noted that the Committee had resolved that a decision on the report be deferred until the new Housing Director arrived. The Council was of the opinion that a decision should be made at this time on the disposition of the property.

MOVED by Ald. Harcourt

THAT Council designate Lots 1 to 4 and 7 to 10, East Part, D.L. 448 for family housing, to be developed at a maximum floor space ratio of .75 and a density of 18 to 25 units per acre, depending on the size of the units that are developed.

FURTHER THAT Recommendation (3) of the Director of Planning contained in this Clause be deferred until the new Housing Director commences his duties.

- CARRIED UNANIMOUSLY

MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on
Housing and Environment
May 8, 1975 (cont'd)

Chinatown Development Association Housing Projects (Clause 4)

MOVED by Ald. Harcourt
THAT the resolutions contained in this Clause be received.

- CARRIED UNANIMOUSLY

Fire By-law Appeals
(Clause 5)

MOVED by Ald. Harcourt
THAT the resolutions contained in this Clause be received.

- CARRIED UNANIMOUSLY

Correspondence (Clause 6)

MOVED by Ald. Harcourt
THAT the resolution contained in this Clause be received.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on
Finance and Administration
(May 8, 1975)

The Council considered this report which contains two clauses, identified as follows:

Cl. 1. Vancouver Museums and Planetarium Association - Budget.
Cl. 2. Meeting with Premier and Minister of Municipal Affairs
on Matter of Financial Assistance to Municipalities.

The Council took action as follows:

Vancouver Museums and Planetarium Association
- Budget (Clause 1)

MOVED by Ald. Volrich
TAKEN

THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Meeting with Premier and Minister of Municipal Affairs
on Matter of Financial Assistance to Municipalities (Clause 2)

MOVED by Ald. Volrich
THAT the resoluti-

THAT the resolutions of the Committee contained in this Clause
be received.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee
on Community Services.
(May 8, 1975)

The Council considered this report which contains three clauses, identified as follows:

- Cl. 1. Dial-a-Dietitian - Grant Request.
- Cl. 2. Carnegie Library.
- Cl. 3. Enforcement of Liquor Administrat

The Council took action as follows:

MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on
Community Services
May 8, 1975 (continued)

Dial-a-Dietitian - Grant Request
(Clause 1)

MOVED by Ald. Rankin

THAT financial support in the amount of \$82.21 per month be given to the Dial-a-Dietitian Program for up to six months, to cover rent, telephone and office supplies and when feasible, office space in Hamilton Street Health Unit be given to them for up to six months.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Bowers, Volrich and the Mayor opposed)

Carnegie Library
(Clause 2)

In considering this Clause it was advised that the \$650,500.00 amount is being recommended for inclusion in the 1976 Supplementary Capital Budget.

MOVED by Ald. Rankin

THAT the recommendations of the Committee contained in this Clause be approved after adding the words "in principle" to Recommendation (A).

- CARRIED

(Ald. Kennedy opposed)

(Ald. Volrich left the meeting at this point)

Enforcement of Liquor Administration Branch Regulations (Clause 3)

MOVED by Ald. Rankin

THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee
on Planning & Development.
(May 8, 1975)

The Council considered this report which contains three clauses, identified as follows:

- Cl. 1. RT-2 Zoning.
 - Cl. 2. Central Area Programme - Schedule.
 - Cl. 3. Downtown Zoning, West End Zoning, Central Area Planning and a Development Control Process.

The Council took action as follows:

Clauses 1, 2 and 3

MOVED by Ald. Bowers

THAT the recommendations of the Committee contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

MANAGER'S AND OTHER REPORTS (cont'd)

V. Report of Standing Committee
on Planning & Development.
(May 13, 1975)

Downtown Zoning, West End Zoning,
Central Area Planning and a
Development Control Process.
(Clause 1)

MOVED by Ald. Bowers

THAT the recommendation of the Committee contained in this Clause be approved and the resolutions be received for information.

- CARRIED UNANIMOUSLY

VI. Report of Standing Committee
on Finance and Administration.
(May 15, 1975)

The Council considered this report which contains two clauses, identified as follows:

- Cl. 1. Britannia Community Services Centre Society -
Agreements and Funding.
 - Cl. 2. 1975 Supplementary Capital Program.

The Council took action as follows:

Britannia Community Services Centre Society
- Agreements and Funding (Clause 1)

MOVED by Ald. Bowers

THAT the recommendations of the Committee contained in this Clause be approved after deleting the words "in two weeks" and inserting in lieu thereof the words "as soon as possible".

- CARRIED UNANIMOUSLY

1975 Supplementary Capital Program
(Clause 2)

MOVED by Ald. Bowers

THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

VII. Report of Standing Committee
on Planning & Development
(May 15, 1975)

The Council considered this report which contains five clauses, identified as follows:

- C1. 1. Alternative Traffic Routes - Closure of Robson Street.
 - C1. 2. Report on Greater Vancouver Regional District Livable Region Program 1976-1986.
 - C1. 3. Development Control Process in the Central Area.
 - C1. 4. Interim Changes to Zoning By-laws in the Downtown Study Area - Residential & Social/Recreational Uses.
 - C1. 5. Open Bible Chapel - Champlain Heights.

The Council took action as follows:

MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on
Planning & Development
May 15, 1975 (continued)

Alternative Traffic Routes -
Closure of Robson Street
(Clause 1)

MOVED by Ald. Bowers

THAT the recommendation of the Committee contained in this Report be approved.

- CARRIED

(Ald. Bird, Kennedy and Sweeney opposed)

MOVED by Ald. Kennedy

THAT Council make a new approach to the appropriate Provincial Government Minister to ensure

- (a) that one half of the portion of Robson Street between Howe and Hornby be re-opened and kept opened for the duration of construction to enable traffic to continue to use this portion of Robson Street; and
 - (b) following completion of the Provincial Government project, that portion of Robson Street between Howe and Hornby be restored and maintained at full traffic capacity.

- LOST

(Ald. Bowers, Boyce, Cowie, Harcourt, Rankin and the Mayor opposed)

MOVED by Ald. Cowie

THAT the City Engineer initiate appropriate action with the Engineers for the Provincial Government complex to take immediate steps to open up and ensure continued and satisfactory pedestrian access along Robson Street from Howe Street to Hornby Street at all times.

- CARRIED UNANIMOUSLY

Clauses 2, 3, 4 and 5

MOVED by Ald. Bowers

THAT the recommendations of the Committee contained in Clauses 2, 3, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

VIII. Report of Standing Committee
on Community Services.
(May 15, 1975)

The Council considered this report which contains eight clauses, identified as follows:

- Cl. 1. Liquor Permit Application - 8377 Granville Street.
 - Cl. 2. Neighbourhood Pub Application - 6505 Main Street.
 - Cl. 3. Detoxification Centres - Progress Report.
 - Cl. 4. B.C. Association for the Advancement of Coloured People - Community Centre.
 - Cl. 5.A Enforcement of Liquor Administration Branch Regulations.
 - B. Licensed Premises Entertainment.
 - Cl. 6. Controlling the Sale of Harmful Substances.
 - Cl. 7. Carnegie Library.
 - Cl. 8. Pier Group Mural Company.

The Council took action as follows:

MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on
Community Services
May 15, 1975 (continued)

Liquor Permit Application -
8377 Granville Street (Clause 1)

MOVED by Ald. Rankin

THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Neighbourhood Pub Application -
6505 Main Street (Clause 2)

MOVED by Ald. Rankin

THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Detoxification Centres -
Progress Report (Clause 3)

MOVED by Ald. Rankin

THAT the resolution contained in this Clause be received.

- CARRIED UNANIMOUSLY

B.C. Association for the Advancement of Coloured People - Community Centre (Clause 4)

MOVED by Ald. Rankin

THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Enforcement of Liquor Administration Branch
Regulations (Clause 5 (A))

MOVED by Ald. Rankin

THAT Recommendation (a) of the Committee contained in this Clause
be approved.

- CARRIED UNANIMOUSLY

It was agreed that Recommend dealt with separately as follows:

MOVED by Ald. Rankin

THAT Council instruct the Liquor Administration Branch and the Police Department to implement a program of regular inspection and enforcement of regulations in beer parlours and cabarets.

FURTHER THAT Liquor Adminis
available on a night-time basis.

- CARRIED UNANIMOUSLY

MOVED by Ald. Boyce

THAT Liquor Administration Branch Inspectors be given the powers of Police Constables.

- LOST

(Ald. Bowers, Cowie, Harcourt, Rankin and the Mayor opposed)

(A tie vote resulted and, therefore, the motion was LOST) cont'd ...

MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on
Community Services
May 15, 1975 (continued)

Licensed Premises Entertainment
(Clause 5 (B))

MOVED by Ald. Rankin
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Controlling the Sale of Harmful Substances (Clause 6)

MOVED by Ald. Rankin
THAT the resolution contained in this Clause be received.

- CARRIED UNANIMOUSLY

Carnegie Library
(Clause 7)

MOVED by Ald. Rankin
THAT the resolution contained in this Clause be received.

- CARRIED UNANIMOUSLY

Pier Group Mural Company
(Clause 8)

MOVED by Ald. Rankin
THAT the recommendations of the Committee contained in this Clause be approved and the resolution be received for information.

- CARRIED UNANIMOUSLY

IX. Part Report from Vehicles for
Hire Board.
(May 15, 1975)

Limousine Service Rates
(Clause 1)

MOVED by Ald. Rankin
THAT the recommendation of the Vehicles for Hire Board contained
in this report be accepted.

FURTHER THAT the effective date of this recommendation be June
1st 1975

- CARRIED UNANIMOUSLY

X. Report of Standing Committee
on Planning & Development
(May 22, 1975)

The Council considered this report which contains four clauses, identified as follows:

- Cl. 1. City-owned Land - Mount Pleasant.
 - Cl. 2. Development Permit Application - Fairview Slopes.
 - Cl. 3. Residential Hotels in the West End.
 - Cl. 4. Robson Street Closure.

The Council took action as follows:

MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on
Planning and Development
May 22, 1975 (continued)

City-owned Land - Mount Pleasant
(Clause 1)

MOVED by Ald. Bowers

THAT the resolution contained in this Clause be received for information.

- CARRIED UNANIMOUSLY

Development Permit Application -
Fairview Slopes (Clause 2)

MOVED by Ald. Bowers

THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Residential Hotels in the West End
(Clause 3)

MOVED by Ald. Bowers

THAT Recommendations (a), (b) and (c) of the Committee contained in this Clause be approved.

- CARRIED

(Ald. Harcourt, Rankin and the Mayor opposed)

MOVED by Ald. Bowers

THAT Recommendation (d) of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Robson Street Closure
(Clause 4)

Council noted the recommendation in this Clause which the Committee submitted for consideration but took no action on same.

* * * *

The Council re-convened at 11:00 p.m. following a Public Hearing with all members present.

G.V.R.D. Matters

Alderman Boyce requested that Alderman Harcourt discuss with the G.V.R.D. the proposed low-cost spay clinic for dogs. Ald. Harcourt so agreed.

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney
SECONDED by Ald. Bird

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO.4451
BEING THE BUSINESS TAX BY-LAW.

MOVED by Ald. Volrich
SECONDED by Ald. Harcourt

THAT the By-law be introduced and read a first time,

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich
SECONDED BY Ald. Harcourt

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO.2849
BEING THE STREET AND TRAFFIC BY-LAW.

MOVED by Ald. Bowers
SECONDED BY Ald. Harcourt

THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers
SECONDED by Ald. Harcourt

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Ald. Marzari opposed)

3. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF \$120,723.12 IN LAWFUL MONEY OF CANADA FOR CERTAIN STREET LIGHTING PROJECTS CONSTRUCTED AS LOCAL IMPROVEMENTS AND FOR IMPOSING AN ANNUAL SPECIAL RATE ON REAL PROPERTY SPECIALLY BENEFITED BY SUCH LOCAL IMPROVEMENTS.

MOVED by Ald. Volrich
SECONDED by Ald. Harcourt

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

BY-LAW TO CONTRACT A DEBT BY THE ISSUE
AND SALE OF DEBENTURES IN THE AGGREGATE
PRINCIPAL AMOUNT OF \$120,723.12 IN LAWFUL
MONEY OF CANADA FOR CERTAIN STREET LIGHTING
PROJECTS CONSTRUCTED AS LOCAL IMPROVEMENTS
AND FOR IMPOSING AN ANNUAL SPECIAL RATE ON
REAL PROPERTY SPECIALLY BENEFITED BY SUCH
LOCAL IMPROVEMENTS (continued)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich
SECONDED by Ald. Harcourt

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

**4. BY-LAW TO AMEND BY-LAW NO.2952
BEING THE PARKING METER BY-LAW**

MOVED by Ald. Bowers
SECONDED by Ald. Harcourt

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers
SECONDED by Ald. Harcourt

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

5. BY-LAW TO AMEND BY-LAW NO.3417
BEING THE ELECTRICAL BY-LAW.

MOVED by Ald. Volrich
SECONDED by Ald. Harcourt

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich
SECONDED by Ald. Harcourt

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

6. BY-LAW TO AMEND BY-LAW NO.3507
BEING THE GAS FITTING BY-LAW.

MOVED by Ald. Volrich
SECONDED by Ald. Harcourt

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich
SECONDED by Ald. Harcourt

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

7. BY-LAW TO AMEND BY-LAW NO.4068
BEING THE PLUMBING BY-LAW.

MOVED by Ald. Volrich
SECONDED by Ald. Harcourt

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich
SECONDED by Ald. Harcourt

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

8. BY-LAW TO AMEND BY-LAW NO.4781,
BEING THE STREET VENDING BY-LAW.

MOVED by Ald. Bowers
SECONDED by Ald. Harcourt

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers
SECONDED by Ald. Harcourt

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MORTONS

1. Allocation of Land for Road Purposes
(3287 East 18th Avenue)

MOVED by Ald. Bowers

SECONDED by Ald. Volrich

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

1. All that portion of Lot 17, Block 0, Section 42, Town of Hastings Suburban Lands, shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated April 24, 1975.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

2. Expropriation of Property for
Highway Purposes.
(Venables Street, West of Raymur.)

MOVED by Ald. Bowers

SECONDED by Ald. Volrich

THAT WHEREAS the City of Vancouver desires to acquire that certain parcel or tract of land more particularly described as Lot Eight (8) except the South nine (9) feet, Block Ninety-seven(97) D strict Lot One Hundred and Eighty-one (181), in the City of Vancouver, Province of British Columbia, pursuant to its powers under section 190 of the "Vancouver Charter", Statutes of British Columbia, 1953, Chapter 55, and amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owners of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED that the real property aforesaid be, and the same is hereby expropriated by the City of Vancouver.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

3. Allocation of Lands for road purposes.
(East 7 feet of Lot 27, Block 1 of
Block 18, D.L's 391 & 392, Plan 1368.)

MOVED by Ald. Bowers

SECONDED by Ald. Volrich

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

1. East 7 feet of Lot 27, Block 1 of Block 18,
District Lots 391 and 392, Plan 1368.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes.

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notices of Motion were submitted this day and recognized by the Chair:

1. MOVED by Ald. Volrich
THAT WHEREAS
 - (a) The Provincial Government has proposed sharing with municipalities one-third of the net revenue resulting from any increases in the export price of natural gas,
 - (b) While being a welcome move in the direction of revenue-sharing, this arrangement will not meet the basic financial needs of most municipalities nor provide a source of revenue that can be determined with any degree of certainty at the time that municipalities are obliged to determine their budgets and set their mill rates,
 - (c) It is essential that municipalities, if they are to be able to meet the greatly increasing costs of providing basic services, should have additional sources of revenue made available to them which they can anticipate with some confidence each year and which can be expected to increase from year to year with growth in the economy,
 - (d) Reliance on the property tax as the main source of municipal revenue continues to impose an unfair and increasing burden on property owners,
 - (e) The Province of Manitoba has announced a new arrangement to allow municipalities to share directly in growth taxes in that province, providing its municipalities with a means of introducing greater equity into their own tax structures, while at the same time maintaining their autonomy and ensuring their accountability to their taxpayers.

Cont'd.....

NOTICE OF MOTION (Cont'd)

- (f) As a start toward this new tax-sharing plan the Manitoba Government proposes to abate the Provincial Personal Income Tax rate by two full percentage points, and the Corporation Income Tax rate by one percentage point, and to transfer these tax points and revenues directly to the municipal governments.

THEREFORE BE IT RESOLVED as follows:

1. THAT the Union of B.C. Municipalities urge the Provincial Government to bring into effect a revenue-sharing arrangement similar to the principle being applied in the Province of Manitoba commencing in 1978.
 2. THAT these revenues be shared with municipalities on the basis of a formula and system of allocation to be discussed between the Provincial Government and the UBCM.

(Notice)

2. MOVED by Ald. Kennedy
SECONDED by Ald. Sweeney

THAT WHEREAS the present policy of Council is that Regular Council Meetings commence at 2:00 p.m. and reconvene at least two evenings a month at 7:30 p.m.,

AND WHEREAS this policy was established to generate public interest and attendance,

AND WHEREAS experience has shown that this objective has not been achieved,

AND WHEREAS evening meetings result in increased expenses for additional security personnel, staff overtime as well as inconvenience to Department Heads,

BE IT THEREFORE RESOLVED that effective September 1, 1975, Council revert to its previous practice of scheduling regular meetings at 9:30 a.m., except when by resolution of Council and for stated reasons, evening meetings are called.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Marzari -

Mount Pleasant Child Care Society -
Interest-free Loan

Alderman Marzari advised that due to a delay in obtaining their operating licence, the Mount Pleasant Child Care Society has not yet received from the Provincial Government their operating subsidy for the month of May. The Society is requesting that Council approve an interest-free loan to it in the amount of \$4,800 for one month.

Alderman Marzari has received an undertaking in writing from the Department of Human Resources that subsidy payments to this Society will be retroactive to May 1, 1975. She further stated that they are requesting from the City a loan for a few weeks of various pieces of City equipment.

MOVED by Ald. Marzari,

THAT Council approve an interest-free loan to the Mount Pleasant Child Care Society for one month in the amount of \$4,800.

FURTHER THAT the City Engineer be authorized to loan various pieces of City equipment to the Mount Pleasant Child Care Society for a few weeks.

- CARRIED UNANIMOUSLY

Alderman Harcourt -

Consumer Association of Canada

Alderman Harcourt referred to a recent report in the newspapers that the Consumer Association of Canada has alleged that certain drive-ins and restaurants in the City of Vancouver are operating under unsanitary conditions and he requested an information report from the Medical Health Officer to the next meeting of Council. The Mayor so directed.

Deputy Mayors

MOVED by Ald. Bowers
SECONDED by Ald. Boyce

THAT the roster of Deputy Mayors be amended to show Alderman Bowers as Deputy Mayor for the month of June and Alderman Boyce the Deputy Mayor for July.

- CARRIED UNANIMOUSLY

Council adjourned at 11:15 p.m.

The foregoing are minutes of the Regular Council Meeting of May 27, 1975, adopted (after amendment) on June 17, 1975.

A. Phillips,
MAYOR
B. M. Little,
CITY CLERK

CITY OF VANCOUVERSPECIAL COUNCIL - MAY 27, 1975PUBLIC HEARING

A Special meeting of the Council of the City of Vancouver was held in the Council Chamber on Tuesday, May 27, 1975, at 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie,
Harcourt, Kennedy, Marzari,
Rankin, Sweeney & Rankin

CLERK TO THE COUNCIL: M. Kinsella

MOVED by Ald. Bowers

SECONDED by Ald. Rankin

THAT this Council do resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Central Broadway

An application was received from the Director of Planning to amend Zoning and Development By-law No. 3575 to establish a new district schedule known as (C-3A) Commercial District Schedule and provide for uses that may be permitted, regulations thereto, and any necessary consequential amendments (draft by-law on file).

Location Generally both sides of Broadway from Vine Street to Prince Albert Street; both sides of Granville Street from the bridge ramps to 16th Avenue; and four extensions north of Broadway, generally at Main Street, west side of Cambie, west side of Granville to Burrard and the south side of 8th Avenue.

From: {M-1} Industrial District
(C-2) Commercial District
(C-3) Commercial District

To: (C-3A) Commercial District

The application was approved by the 1974 and 1975 Vancouver City Planning Commission. The Director of Planning recommended the following amendments to the attached draft by-law be approved:

- A. That it be amended by striking out the first three lines of Section 1 which reads as follows:

"striking out the (C-3) COMMERCIAL DISTRICT SCHEDULE (Medium Density), and substituting the following:"

And by substituting the following:

"By-law No. 3575 is amended by inserting the following immediately after the (C-3) Commercial District Schedule:"

- B. That it be amended by deleting all reference to the Vancouver City Planning Commission whenever the same appears in the proposed (C-3A) Commercial District Schedule.

- C. That it be further amended by striking out the words "Director of Planning" whenever they appear in the proposed (C-3A) Commercial District Schedule and substituting the following "Development Permit Board".

Special Council (Public Hearing), May 27, 1975 2

Clause No.1 (continued)

The Director of Planning further recommended:

- D. That the Director of Planning be instructed to make an application to amend the Zoning and Development By-law to provide for the Development Permit Board to exercise, where appropriate, such discretion as provided elsewhere in the Zoning By-law with respect to the (C-3A) Commercial District. Further, that such application be referred direct to a Public Hearing.

The Director of Planning reviewed for the information of the meeting the rezoning proposal. He referred to two public information meetings which had been held in the area and discussed the main issues raised at these meetings and in the letters received prior to tonight's meeting. He advised that over 80 letters had been received from property owners in the area opposing the proposed rezoning.

The following addressed Council and spoke against the proposed rezoning of this area:

Mr. R.K. Baker	- representing a property owner
Mr. Ron Schuss	- representing Real Estate Board
Mr. Alan Gjernes	- representing Dominion Construction
Mr. Ken Gillespie	- representing a property owner
Mr. Allan Eyre	- representing Dueck on Broadway
Mr. David Sigler	- representing Board Oak Holdings Ltd.
Mr. Heber Suiker	- representing Imperial Oil
Mr. T.T. Manrell	- representing Vancouver Neurological Centre
Mr. R. Dinning	- property owner
Mrs. Oslon	- property owner
Mrs. Sharp	- property owner
Dr. Sharp	- taxpayer
Mr. Blair Anderson	- representing a property owner
Mr. Clifford Ames	- property owner
Mr. Desmarais	- representing Good Year
Mr. R. Goepel	- representing Rungee's
Mr. Kozier	- property owner
Mr. W. Dick	- property owner
Mr. J. Stearman	- representing a property owner
Ms. Diana Bourdois	- resident

Mr. McGarva of the Mount Pleasant Citizens' Committee and Mr. Portner, Fairview Local Planning Committee, also addressed Council and submitted briefs in support of the proposal. Council also heard comments from Mr. Tanner with respect to the proposal.

MOVED by Ald. Sweeney

THAT the application by the Director of Planning to rezone the Central Broadway area be not approved. (LOST)

Question was raised whether or not the motion should be submitted in this manner. Council agreed to accept the motion as put. Therefore, the motion of Alderman Sweeney was put and LOST.

(Ald. Bowers, Boyce, Cowie, Harcourt, Rankin, Volrich and the Mayor opposed)

MOVED by Ald. Kennedy

THAT the rezoning application of the Director of Planning to rezone the Central Broadway area be not approved and the Director of Planning be instructed to bring forward a new application based on an F.S.R. of 3.0.

- LOST

(Ald. Bowers, Cowie, Harcourt, Marzari, Rankin and the Mayor opposed)

Special Council (Public Hearing), May 27, 1975 3

Clause No.1 (continued)

MOVED by Ald. Bowers

THAT the application of the Director of Planning to rezone the Central Broadway area be approved as amended by the Director of Planning this day.

(carried)

MOVED by Ald. Bird (in amendment)

THAT the application of the Director of Planning to rezone the Central Broadway area be approved after amending the F.S.R. in Section H-1 of the draft by-law to read 'the F.S.R. shall not exceed 2.5'.

- LOST

(Ald. Bowers, Boyce, Cowie, Harcourt, Marzari, Rankin and the Mayor opposed)

MOVED by Ald. Volrich (in amendment)

THAT the application of the Director of Planning to rezone the Central Broadway area be approved after amending Section F of the draft by-law to read 'the height of a building shall not exceed three storeys or 40 feet', and amending Section H-1 of the draft by-law to read 'the F.S.R. shall not exceed 3.0'.

- LOST

(Ald. Bowers, Cowie, Harcourt, Marzari, Rankin and the Mayor opposed)

The amendments having lost, the motion of Alderman Bowers was put and CARRIED.

(Ald. Bird, Boyce, Kennedy, Sweeney and Volrich opposed)

MOVED by Ald. Bowers

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers

SECONDED by Ald. Harcourt

THAT the report of the Committee of the Whole be adopted, and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

The Council adjourned at 11:00 p.m.

The foregoing are minutes of the Special Council Meeting (Public Hearing) of May 27, 1975, adopted on June 17, 1975.

A. Phillips

MAYOR

R. D. T. Leth

CITY CLERK

Manager's Report, May 23, 1975 (WORKS - 1)

WORKS AND UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of a portion Atlantic Street, Parker Street, Campbell Avenue, Prior Street and Venables Street in the False Creek Park area - adjacent to blocks 97, 98, 112 and 113, District Lot 181 and 196.

The City Engineer reports as follows:

"On August 13, 1974, Council approved the sale of two sites to be created from City-owned lands bounded by Union Street, Campbell Avenue, Raymur Avenue and Venables Street. In order to create these sites portions of highway must be closed. The streets outlined green on plan marginally numbered LD 1482 are not dedicated streets as the City has title to the bits and pieces of lots now road. The establishment for highway of some of these portions has left small parts of the lots as real estate. These real estate portions are part of False Creek Park. There are also portions of dedicated streets (shown outlined red on LD 1482) within the park area. To clean up the titles of the City and complete the subdivision these streets should be closed and a new subdivision provided for the area.

I RECOMMEND that the streets outlined green on plan marginally numbered LD 1482 be closed and stopped up and the streets outlined red be closed stopped up and title taken thereto and the said streets so closed be subdivided with the abutting lands."

The City Manager RECOMMENDS that the foregoing be approved.

2. Vehicular access from 6th Avenue between Birch and Alder

The City Engineer reports as follows:

"As part of the redevelopment of False Creek, Area 6, the Development Consultant and the City's Architectural Consultants have proposed to provide vehicular access from 6th Avenue between Birch and Alder. This would require a grade separation across the C.P.R. tracks that run parallel to and north of 6th Avenue. When the new overpass is constructed, the level crossing at Oak Street will no longer be required and can be closed. A representative of the Canadian Transport Commission has indicated that up to 80% of the cost of the new structure (estimated to be \$900,000 - 1975 dollars) may be paid from the Railway Grade Crossing Fund. The balance would be apportioned to the City and the Railway Company by an Order of the Commission which is usually 15% and 5% respectively. Fifteen percent (\$135,000 in 1975 dollars) is less than has been estimated as the City's cost of developing the level crossing at Oak Street.

The grade separation will provide greater safety and easier access for the public and the railway companies have expressed their preference for this overpass. It will also lend itself to more harmony with the rest of the development than would a level crossing in this area.

It is felt that construction should commence immediately upon receipt of an order to construct from the Canadian Transport Commission. This will help to avoid delays in the redevelopment of Area 6 and also minimize the effect of inflation on construction costs. The new structure will occupy some land presently leased to the Sigurdson Millwork Co. Ltd. on a month-to-month basis and will require an early cancellation of their lease.

I RECOMMEND that:

- a) The City Engineer be authorized to sign requisite plans on behalf of the City and arrange for design and construction of the above structure.
- b) The Supervisor of Property and Insurance and the City Engineer be authorized to negotiate a land transfer between the C.P.R. and the City to meet the requirements of the new overpass location.

Manager's Report, May 23, 1975 (WORKS - 2)

Clause 2 Cont'd

- c) The Director of Legal Services be instructed to:
 - (i) make the necessary application to the Canadian Transport Commission.
 - (ii) prepare an agreement between the railway and the City covering the said crossing.
- d) The agreement be executed on behalf of the City.
- e) The sum of \$135,000 be allocated from Appropriation 316/2640 (6th Avenue widening) for the City's share of the cost.
- f) The Supervisor of Property and Insurance be instructed to give the required notice to Sigurdson Millwork Co. Ltd. to vacate the City owned property.
- g) The False Creek Development Consultant be directed to negotiate with Sigurdsons for the release of property so construction will not be delayed."

The City Manager RECOMMENDS that the foregoing be approved.

3. Level Crossing over C.P.R. Tracks, north of Sixth Avenue, west of Heather

The City Engineer reports as follows:

"In order to facilitate the redevelopment of False Creek, Area 6, it is proposed to construct a public crossing over the C.P.R. tracks, west of Heather Street. The City Engineer was authorized by City Council to negotiate with the Railway Companies and report back when an agreement has been reached. Negotiations have been held with the two railway companies involved, the B.C. Hydro Railway and the C.P.R. These negotiations have been satisfactory and have also been attended by the Development Consultant and representatives of the City's Architectural Consultants. The location of a crossing on the line of the existing Heather Street has been deemed impractical and an agreement has been reached on a location approximately 200 feet west of Heather Street. After construction is complete, the old crossing on Heather Street would be closed and stopped up after provision has been made with the Railway Company to provide for the necessary utility crossings and a possible pedestrian overpass.

The new crossing location will improve rail operations and motor vehicle movement and was specifically requested by the C.P.R. The City must seek permission for this crossing from the Canadian Transport Commission. The Canadian Transport Commission will accept briefs from the City and the C.P.R. and allocate costs of construction and maintenance of the crossing and the automatic protection required. This allocation of costs takes into account seniority and other factors. The City's submission would state that it is senior at the existing Heather Street location. The local representative of the Commission has indicated that 80% of the costs can come from the Railway Grade Crossing Fund. He has also stated that the Railway can be expected to contribute to the costs. The City's share is not expected to exceed \$10,000 (1975) and this amount is and will be available in the Capital Appropriation 316/2640.

I RECOMMEND that:

- a) The City Engineer be authorized to sign requisite plans on behalf of the City.
- b) The Supervisor of Property & Insurance and the City Engineer be authorized to negotiate a land transfer between the C.P.R. and the City to meet the requirements of the new crossing location.
- c) The Director of Legal Services be instructed to:
 - (i) Make the requisite application to the Canadian Transport Commission.
 - (ii) Prepare an agreement between the railway and the City.
- d) The agreement be executed by the City."

The City Manager RECOMMENDS that the foregoing be approved.

Manager's Report, May 23, 1975 (WORKS - 3)

4. Tender No. 57-75-5, Reinforced Concrete Pipe and
Reinforced Concrete Manhole Sections and Tops

The City Manager submits the following report of the City Engineer and Purchasing Agent:

"On March 17, 1975, tenders were received for the supply and delivery of reinforced concrete sewer pipe and manholes. Tenders were received from 5 firms as follows:

PIPE TENDER			MANHOLE TENDER		
Name of Firm	No. of Items Bid	Total Bid Price *	Remarks	Total Bid Price*	Remarks
Construction Industries Ltd.	All	\$335,911.60	Lowest Bid meeting specification.	\$229,735.77	Lowest Bid meeting specification.
Concrete Pipes	All	\$376,418.50	Meets City specifications.	\$256,663.21	To City Specifications
Concrete Pipes	All	\$340,195.00	Not to specification.	NO BID	
Concrete Co. Ltd.	All	\$360,620.00	Meets City specifications.	\$246,864.72	To City Specifications
Pre-Concrete	NO BID			\$232,840.53	Not to specification.
Manhole	Approx. $\frac{1}{4}$ of items	\$ 83,975.46	Not to Specifications.		No quotations on Manholes
Manhole	Approx. $\frac{1}{4}$ of items	\$ 69,782.23	Not to Specifications		No quotations on Manholes

* on "Local Content" price and includes all freight charges but excludes 5% Provincial Sales Tax.

Cont'd . . .

Manager's Report, May 23, 1975 (WORKS - 4)

Clause 4 Cont'd

Discussion of Pipe Tenders

A. Ocean Construction Supplies Ltd.

This firm tendered on supplying the full range of reinforced concrete pipe called for. All items are in full accordance with City specifications.

B. Rocla Concrete Pipes (A Division of Bestpipe Ltd.)

This firm placed two tenders on supplying the full range of reinforced concrete pipe called for. The alternative tender is not in accordance with the City specifications due to the 'Tongue and Groove' type of joint used. This joint is unsatisfactory because it must be grouted inside and outside the pipe, which means that it is more susceptible to infiltration than the specified 'O' ring type of joint. The 'Tongue and Groove' joint also requires more time and labour to install than the specified type of joint.

C. Canadian Johns - Manville Company Ltd.

This firm tendered on supplying four sizes of nonreinforced asbestos cement pipe. The City has never accepted asbestos cement sewer pipe and it is not in accordance with the specifications of this tender.

Asbestos cement pipe is not in accordance with the City specifications because it is non-reinforced, and two of the four sizes that were bid on are different than those specified.

Asbestos cement pipe requires different types of couplings and fittings than the reinforced concrete pipe; therefore a special stock of these couplings and fittings would have to be kept in storage just for these pipes. Because of the different types of couplings used with asbestos cement and because of deviation from our standard diameters, this type of pipe could not be used with the concrete pipes that are in use throughout the City.

Concrete Manhole Barrels and Lids

The low bid for manhole barrels and lids was received from Ocean Construction Supplies Ltd. All comply with City specifications.

RECOMMENDATION

The City Engineer and Purchasing Agent recommend that the contract for supply and delivery of Reinforced Concrete Pipe and Reinforced Concrete Manhole Sections and Tops be awarded to the lowest bidder meeting specification, Ocean Construction Supplies Ltd., at a total cost of \$630,966.81, excluding 5% Sales Tax (\$565,647.37 local content price) based on estimated requirements for the forthcoming one year period."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer and the Purchasing Agent be approved.

Manager's Report, May 23, 1975 (BUILDING - 1)

BUILDING AND PLANNING MATTERS

A-4

CONSIDERATION

1. 829 S. E. Marine Drive

The following report has been received from the City Building Inspector: -

"On March 11, 1975, City Council refused a request by Gurdev and Gurkeep Rattan for the retention of a dwelling unit in the basement of the above building under City Council's policy. Since that date, additional information has been received by the Department of Permits and Licenses that the applicant, Mr. Gurdev S. Rattan has a medical problem.

The Medical Health Officer, after consultation with Mr. Rattan's physician, has reviewed this new information and is recommending that the application be approved for a period of one year.

The Hardship Committee has reconsidered the application and concur with the recommendations of the Medical Health Officer."

The City Manager submits the foregoing report for Council's CONSIDERATION.

2. 3220 East 14th Avenue

The following report has been received from the City Building Inspector: -

"On March 25, 1975, City Council referred an application by Theresa Smith for the retention of a dwelling unit in the basement of the above building back to the Hardship Committee for further investigation in view of the health problems of her husband.

The Medical Health Officer, after consultation with Mr. Smith's physician, reports that Mr. Smith does have a back problem and that the physician has advised Mr. Smith to quit working entirely. He further reports that Mr. Smith has not had a heart attack.

On April 3, 1975, Mrs. Smith was interviewed and stated that her husband is still fully employed and intends to retain his employment as long as possible.

The Hardship Committee on April 24, 1975, reconsidered the matter and reconfirmed their previous decision, recommending that the application be REFUSED. The report of the Hardship Committee of March 14, 1975, is attached."

The City Manager submits the foregoing report for Council's CONSIDERATION.

Manager's Report, May 23, 1975 (BUILDING - 2)

RECOMMENDATION

3. 3167 and 3177 Ivanhoe Street -
Lots 9 and 10, Block 24 and 25, D.L.37

The Director of Planning reports as follows:

"An application has been received from Mr. & Mrs. Logue requesting an amendment to the Zoning and Development By-law whereby the above-described property be rezoned from (RS-1) One Family Dwelling District to (RT-2) Two Family Dwelling District for the purpose of:

'Construction of a three bedroom lower level suite in each house with Government 2nd mortgages. These lots now adjoin RT-2 and are one door from schools and houses on Kingsway. Each unit would be all new construction, would have both front and rear entrances and have approximately 8 foot high ceilings. Application is also made to provide for front crossings for 2 cars at each address for convenience. There is, however, an easement in favour of both these lots from McKinnon St. for rear yard parking if required.'

Site Description

Lots 9 and 10 both have a frontage of 33 feet onto Ivanhoe Street and a depth of 104 feet for a total site area of 3,432 square feet each or a combined site area of 6,864 square feet. They are both presently developed with similar one storey single family dwellings constructed in 1972. The area to the south and to the west is zoned and developed with one family dwellings on similar size lots. East of McKinnon Street Sir Guy Carleton school is located. The area north and abutting the site is zoned (RT-2) Two Family Dwelling District and is developed residentially.

Proposed Development

The sketch plan of the proposed suite submitted with and forming part of the application indicates a three bedroom basement unit with entrances from the front and rear of the house. Ceiling height is indicated as presently at 7'-9". Each proposed new unit has an area of approximately 910 square feet, that is the same area as the main floor of the house.

Analysis

Although each of the existing houses on lots 9 and 10 are relatively new, the living area is only 910 square feet on each floor. The size of the lots are not unusually large at 3,420 square feet each. It is felt that the existing dwellings were designed for one family occupancy and could not support the density created by the addition of another living unit. The minimum site area for a two family dwelling is 3,800 square feet in the case of a lot on record in the Registry Office as of September 7, 1965; as is the case with the subject lots. Neither of these two lots meet that site area requirement as each has an area of only 3,420 square feet. In addition, the (RT-2) Two Family Dwelling District Schedule does not allow a dwelling unit in a basement. These lots have no rear lane, therefore, adequate off-street parking cannot be provided.

The Vancouver City Planning Commission considered the above application on March 5, 1975 and concurred with the recommendation of the Director of Planning, not to approve the rezoning application.

RECOMMENDATION:

That the application to rezone the subject lots from (RS-1) One Family Dwelling District to (RT-2) Two Family Dwelling District be not approved."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

Manager's Report, May 23, 1975 (BUILDING - 3)

4. 2905 Adanac Street - Lot 31, Block 82, South Half T.H.S.L.

The Director of Planning reports as follows:

"An application has been received from Mr. N. Tropiano requesting an amendment to the Zoning and Development By-Law #3575 whereby the above-described property be rezoned from (RS-1) One-Family Dwelling District to (RT-2) Two-Family Dwelling District for the purpose of:

'permitting an up and down duplex in the existing house. I feel that the house is unusually large and can, therefore, support the addition of another unit. The upstairs area is 1,380 square feet. The downstairs area is 1,260 square feet, two kitchens and two bathrooms. The house is situated on the long lane corner from the North, Georgia and Adanac Streets. I have been troubled with disturbances and vandalism in the lane back of the house and have contacted Vancouver Police Emergency four times. This can be verified at City Hall. I feel that if more people were living in the house, more activity would be created coming and going in the lane and these vandals would stay away. I earnestly request that serious consideration be given to reviewing this case.'

SITE DESCRIPTION

The subject site is located on the North-east corner of Adanac Street and the lane just east of Renfrew Street. The lot has a frontage of 33 feet onto Adanac Street and a depth of 105 feet to the lane at the rear of the lot for a total site area of 3,481 square feet. The site is presently developed with a one-family dwelling. The majority of the lots in the surrounding area are of the same size and developed with similar one-family dwellings. The subject site could not be developed as a two-family dwelling as the minimum site area required under (RT-2) Two-Family Dwelling District is 3,800 square feet, while the site only has 3,481 square feet.

The Vancouver City Planning Commission in its meeting of April 9th, 1975, endorsed the recommendation of the Director of Planning not to approve the rezoning application.

RECOMMENDED: THAT the application to rezone the subject site from (RS-1) One-Family Dwelling District to (RT-2) Two-Family Dwelling District be not approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

5. 7737 Main Street - West Side Main Street between 61st and 62nd Avenues, Lot 4 Except East 10 feet; Block 1 & 2; D.L.322

The City Manager submits the following report of the Director of Planning:

"An application has been received from Mr. Mohammed Umarji of 428 E. 24th Avenue, Vancouver, B.C., requesting an amendment to the Zoning and Development By-law whereby the above-described property be rezoned from (RT-2) Two Family Dwelling District to (C-1) Commercial District for the purpose of:

'Converting the existing ground floor dwellings to two neighbourhood convenience stores with living accommodation upstairs. The building was originally designed as a store'.

DESCRIPTION OF SITE

The subject property is an interior lot measuring 33 feet by 110 feet for a site area of 3,630 square feet. It is currently occupied by a two-storey residential structure. Both sides of Main Street from 64th Avenue to 57th Avenue are zoned (RT-2) Two Family Dwelling District, and developed with either one or two-family dwellings with the exception of the corner of 61st and Main, adjacent to the subject property, which is developed

Manager's Report, May 23, 1975 (BUILDING - 4)

Clause No.5 (continued)

with an older non-conforming grocery store. There are presently five non-conforming stores in the area on Main Street. There are local commercial areas at S.W. Marine and Main, 57th and Main, 63rd and Fraser, and 57th and Fraser. There are approximately three blocks of C-2 frontage property along Main Street between 51st and 48th Avenues, and approximately nine blocks along Fraser Street between 41st and 38th Avenues.

PROPOSED DEVELOPMENT

The drawings, forming part of the application indicate that the ground floor of the existing dwelling will be divided into two stores of equal area. Stairs providing access to the upper levels are located between the two stores with entrance from Main Street. Two parking spaces plus a loading bay are shown at the rear of the lot with access from the lane.

It should be noted that on April 3, 1974, Mr. Umarji had applied to rezone the site from (RT-2) Two Family Dwelling District to (C-2) Commercial District for the purpose of: "a commercial movie theatre". The Technical Planning Board and the Vancouver City Planning Commission recommended that the application to rezone the subject site be not approved and the applicant withdrew his application before it went to Council.

The Vancouver City Planning Commission in its meeting of March 5, 1975, endorsed the recommendation of the Director of Planning that the application be not approved to rezone to (C-1) Commercial District.

RECOMMENDED: THAT the application to rezone the lands from (RT-2) Two Family Dwelling District to (C-1) Commercial District be not approved, because:

- a. there is ample (C-1) and (C-2) Commercial property to adequately serve the neighbourhood, and;
- b. rezoning to (C-1) Commercial would permit the development of a store in an area zoned and developed for one and two family dwellings, with the exception of the non-conforming store next door.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

INFORMATION

6. ASPO/CPAC Conference - Display Award

The Director of Planning reports as follows:

"Council recently approved the expenditure of \$12,300 for the Planning Department for the construction of a display at the ASPO/CPAC/CIP Conference which was held in Vancouver during the week of April 14. The Planning Department exhibit was one of several put up by various agencies. The Department's exhibition entitled "Sharing Space" described the development of planning work as it related to the development of the city from its origin to today.

The purpose of this report is to inform City Council that the Canadian Institute of Planners awarded the exhibition its annual award for excellence in exhibition."

The City Manager submits the foregoing report for the INFORMATION of City Council.

er's Report, May 23, 1975 (BUILDING - 5)

MENDATION

Heritage Building Alteration

The Director of Planning reports as follows:

"A Building Permit has been requested for interior alterations and new exits to the Parish Hall at 303 East Cordova. The structure is part of St. James Anglican Church, a designated Heritage Structure, and approval of City Council is necessary for any alterations.

The Building Permit is ready for issuance. Of the proposed alterations, one new exit and a revised existing exit open on to the lane".

The City Manager RECOMMENDS that the alterations to this Heritage Building be approved.

Britannia Community Services Centre - Site Subdivision

The Director of Planning, the Director of Legal Services, and the Director of Finance report as follows:

The Britannia Community Services Centre is being constructed jointly by the School Board and the City and one of the basic principles is that the facilities and the operation should be as closely integrated as possible. The building design which was developed, took this principle very seriously so the facilities which are being constructed are designed to appear and operate as one unit and not as two separate units. As an example, the library is designed and will operate as a public library and school library for the secondary and elementary schools all within the same space and directly above the library is a classroom extension for the secondary school.

The buildings are being constructed under one contract and the cost is shared 48.59% and 51.41% between the City and the School Board related to the estimated amount of use which will be made of each facility by either the Schools for their statutory functions or by the community at large. The site for the Britannia Centre is made up of the original Britannia High School site, and land which was acquired, under Urban Renewal for the extensions. The cost of the extra site area is being shared 44.905% by the School Board, and 5.095% by the City, based on the anticipated uses of different parts of the site.

At first an attempt was made to design a subdivision of the site so that the line of demarcation between the school facilities and the community facilities could in fact be a line of subdivision and could also reflect the relative amounts of land purchased by each agency. At the same time, any subdivision had to result in parcels of land which were capable of reuse independently when and if the operation was split up and the buildings either changed or demolished in whole or in part. This proved to be completely impossible.

Another solution was attempted which would have the site in one consolidated parcel in the joint name of the School Board and the City and with the shares in the title being related to the investments of each agency, as being probably the most logical system of land holding within the spirit and intent of the Centre. Certain provisions in the Public Schools Act do not permit this arrangement.

Manager's Report, May 23, 1975 (BUILDING - 6)

Clause No.8 (continued)

A subdivision has been prepared which ignores the location of the Britannia Community Services Centre buildings but merely divides up the site in such a way as to reflect the investment of the City and the School Board in the land alone and will create usable parcels of land when reuse becomes necessary. The result is that the major part of the Centre buildings will be situated on school lands. To safeguard the interests of the City and the School Board, it is recommended that an agreement be entered into between the parties which would express their respective financial interests in the Centre buildings and provide that if the property of the School Board is sold at any time, the City would be reimbursed for the buildings in which it has an interest on a market value basis; failing agreement on the market value, the matter would be referred to arbitration. The School Board is prepared to enter into such an agreement.

Arrangements of the type now proposed are operated in the case of the Strathcona Community Centre and other schools where recreation facilities have been constructed at the expense of the City on facilities owned entirely by the School Board. A map showing the location of buildings on the site and the proposed subdivision is attached.

Accordingly, it is recommended that Council approve the subdivision as shown on the attached plan and that an agreement be entered into between the City and the School Board as hereinbefore set out."

The City Manager RECOMMENDS that the report of the Director of Planning, the Director of Legal Services, and the Director of Finance be approved.

CONSIDERATION

9. Demolition of Houses at 831, 837, 843 Hamilton Street

The Director of Permits & Licenses reports as follows.

"On October 8, 1974, Council passed the following resolution:

'THAT the Director of Permits & Licenses advise all Licensed Demolition Contractors that where any building is demolished without first obtaining a demolition permit, the matter will be referred to City Council for its consideration, and such action could place the demolishers business license in jeopardy.'

In the month of November the Permits & License Department sent a copy of the resolution to all companies known to be in the business of demolition work, including Jack Olar, demolition contractor.

On April 30, 1975, Jack Olar applied for a permit to demolish the buildings at 831, 837 and 843 Hamilton Street. In accord with normal procedure the application was referred to the Planning Department for clearance with respect to their various study areas. At the same time a copy of the Council resolution was given to J. Venne of Jack Olar Demolition Co.

On May 6, 1975, Miss Nancy Oliver of the Planning Department inspected the site with a view to possible referral to the Heritage Advisory Committee. She found demolition was already under way. Two days later demolition was complete. Presumably Council will want to call in Jack Olar so that they may consider the matter of his business license."

The City Manager submits the report of the Director of Permits & Licenses for the CONSIDERATION of Council.

FINANCE MATTERSINFORMATION1. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Lead Acid Storage Batteries
Unassembled Treated Wooden Meter Boxes
3 cu. yd. Front End Loader
Decorative Street Light Fixtures for Water Street
Gang Mowing Equipment
Auctioneering Services
Granite Curbing and Setts
Traffic Signal Equipment
Chocolate Covered Candies for Q.E. Theatre,
Supply of Receiver and Transmitter Crystals
7 Gang Tractor Mower.

Copies of the details of these Tender Awards are circulated.

The City Manager submits the foregoing report for Council's INFORMATION.

RECOMMENDATION2. Removal of Unauthorised structures, etc. on Streets.

The Director of Legal Services reports as follows:

"Section 71 of the Street and Traffic By-law provides that no person shall place any structure or object on a street so as to obstruct same unless in accordance with a City by-law or unless approved by Council. If anything is unlawfully placed or constructed on a City street I believe the City at common law would have the right to remove it. However, for greater clarity and definition it would seem appropriate to include a section which would authorize the City Engineer to remove such objects.

Accordingly I recommend that section 71 of the Street and Traffic By-law be amended to authorize the City Engineer to remove structures which are unlawfully placed on a City street."

The City Manager RECOMMENDS that the foregoing Recommendation of the Director of Legal Services be approved.

3. Insurance Brokerage Appointment to the City of Vancouver.

The following report has been received from the Director of Finance:

"Description of City's Insurance

- a. Property - value insured \$195,166,741. Building & contents.
- b. Bridges - value insured \$61,680,000.
- c. Liability - coverage \$20,000,000. Very broad scope.
- d. Marine - value insured \$1,231,550. Fireboat & two Police boats.
- e. Misc. - safe, burglary, merchandise, fidelity bond, glass.

Clause No. 3 Continued:Background

The above insurance resulted from a major review process spanning several years and involving numerous departments of the City. Our insurance coverage is considered to be first-rate and most of the credit belongs to Mr. Douglas MacDonald (the City's insurance consultant), our Law Department, and the two major brokers who competed on the policies.

Our policies are very complex, involving dozens of underwriters pulled together by the brokers -- Reid Shaw Stenhouse Ltd. -- who were successful in competing for the four major areas of our insurance.

Present Condition of the Insurance Industry

The insurance industry is currently experiencing an extreme and very marked hardening of markets. This is the result of a number of factors, not the least of which is:

- A. Inflation - Insurance companies are paying today's claims at today's inflated costs, with premium dollars based on past values.
- B. Over the past few years rates have dropped to unrealistically low levels. In 1973, the underwriting loss for Canadian insurance companies was \$133.8 million. The 1974 projected loss is \$275 million. The actual figures for the first six months of 1974 showed a larger loss than for any twelve month period in the history of the Canadian insurance business.
- C. Insurance companies securities on deposit with the Federal and Provincial Governments have reduced drastically in value due to the depressed level of the stock and bond markets.

This requires either an injection of capital on the part of the companies or a reduction in their writing to ease the pressure on their deposit shortages. Experience is showing that the latter is the course most companies are following and this is resulting in a scarcity of market.

- D. Approximately 14 companies have already withdrawn from the British Columbia market and six from the Canadian market. If present conditions continue we can see possible bankruptcy of weaker insurance companies.

Reid Shaw Stenhouse believe, and we agree, that the problem the City will face in the near future will be one of retaining our present coverage and rate levels, rather than reducing our costs or improving the coverage.

Recommended Course of Action

The situation could well be serious for the City over the next few years. The City is going to need the maximum efforts of our brokers to maintain the continuity of value and coverage of our insurance. The broker has a much better chance of doing this on our behalf if the underwriters that he must deal with recognize that he has a positive and ongoing relationship with the City, rather than that he may be off the account at the expiry of the policy. The broker works for the City and not for the underwriters and achieves the price competitiveness that we demand through searching for the best combination of underwriters.

In view of the distinctly difficult insurance market and the City's need for massive insurance coverage, I strongly RECOMMEND that Reid Shaw Stenhouse be appointed the City's insurance brokers for a period of six years, commencing January 1, 1975, for the four major areas of insurance listed at the beginning of this report. It is understood that the appointment is revocable if the City becomes dissatisfied with their services."

The City Manager RECOMMENDS that the recommendation of the Director of Finance be approved.

CONSIDERATION4. Request for Increased Funding, Vancouver Fire Department Band.

The Director of Finance reports as follows:

"The Fire Department Band is requesting an increase of \$2,010.00 in funding for 1975 to bring the level of funding from \$3,000.00 to \$5,010.00. The Band executive, at its annual general meeting, reviewed the Band's needs in relation to its current level of funding and has determined that the present level is inadequate to allow the Band's continued operation.

The Band was first organized in 1926 and ever since that time, has been recognized as the official Vancouver civic brass band. It performs at Civic functions, and for charitable causes such as Muscular Dystrophy and Children's Hospital. It also represents the City at such events as the Calgary Stampede, Victoria Day, the Kelowna Regatta, Penticton Peach Festival, the Pacific National Exhibition, and in 1974, it represented the City at the World Exposition in Spokane, Washington. There is an extensive programme planned for 1975 consisting of in excess of twenty-five functions, as well as public concerts scheduled for the Gastown and Granville Mall areas.

The Band, when first organized, subsisted on private donations and a small loan from the City. It was subsequently funded by Civic grant, totalling \$2,500.00 in 1957, then increased to \$3,000.00 in 1971, at which level it has remained to date.

The following is the detail and explanation of the proposed expenditures for 1975, as provided by the Band executive.

1975 Band Budget

Stipends:

Band Master	\$1,200
President, Vice President and Secretary	660
Instrument Replacement, Repairs and Music (based on previous 5 years experience)	1,200
Stationery and Stamps	50
Parade Expenses	350
Clothing Repairs and Replacement	800
Banquet	750
	<hr/>
	\$5,010

Explanations:

Stipends: Since formation of the Band, the Executive have received the following stipends: Band Master - \$75/month, President and Secretary - \$15/month, Vice President - \$7.50/month, a total of \$1,350 per year. It is proposed these amounts be adjusted to \$100/month for the Band Master, \$22/month for the President and Secretary and \$11/month for the Vice President. The Band Master is responsible for calling and supervising weekly practices, the music presentation and conducting the Band at parades. The President and Secretary make all arrangements for performances, maintain the minutes and financial records, arrange for instrument replacement and repairs, clothing purchases and repairs and paying accounts. The Vice President assists and relieves when required.

Manager's Report, May 23, 1975. (FINANCE -4)

Clause No. 4 Continued

Instrument Replacement, Repairs and Music: Instrument replacement costs have increased substantially in recent years. For example, a Clarinet Model S1 in 1974 was \$740, in 1975 it is \$913 or a 23% increase. The replacement cost of a trombone has risen from \$700 in 1973 to \$1,285 in 1975 - 83% in two years. Sample repairs are: Trumpet replating in 1974 - \$35, in 1975 \$55, Trumpet overhaul in 1974 \$38.50, in 1975 - \$70.00. It is planned to review all instruments and equipment to establish a programmed replacement to avoid the situation where all instruments reach a total state of disrepair at the same time.

Parade Expenses: During major parades, members of the Band are given \$1 each to partially cover their lunch and transportation costs.

Clothing Repairs and Replacements: Repairs, alterations and cleaning costs approximately \$200 per year. Shoes have a life expectancy of between 1 and 3 years at approximately \$25 per pair. An average of 14 pairs per year are replaced at a cost of \$325. Pants have the same replacement frequency as shoes at approximately \$13 per pair or \$195 per year. Ascots, costing \$6 each are replaced every two years or 20 per year at \$120. Belts have a life expectancy of six years and at \$6, cost about \$40 per year. White socks require replacement each year at a cost of \$80.

Banquet: Each year it has been tradition to have a banquet for members and their wives to show appreciation for their time given in practices and parades, particularly non Fire Department members. Last year the cost was \$750 which included a dinner and taped music for dancing. This year we feel costs will be approximately the same and if sufficient funds exist, possibly it will be held with a small dance band replacing the taped music, as has always been the custom prior to last year.

The Director of Finance submits the foregoing request for Consideration.

The City Manager submits the foregoing report of the Director of Finance for CONSIDERATION."

5. Self-Serve Gas Stations

The Director of Legal Services submits the following report:

"On April 17, 1975 Council considered a report on Self-Serve Gas Stations and directed that action be taken to distinguish between self-serve and conventional stations in order to control the number of self-serve stations in the City. My interpretation of Council's action was that the only self-serve stations to be permitted were those that were in existence on April 1, 1975, or after that date only if such new station or conversion did not increase a company's self-serve stations beyond 15% of that company's total stations.

It is apparent that the only effective method of exercising this control is through our licencing power.

Cont'd

Clause No. 5 Continued

In following Council's instructions I drafted an amendment that provided for licencing self-serve stations that were in existence on April 1st and new stations where the total self-serve locations did not exceed 15% of that company's total stations. Unfortunately when we checked the License Department records, we found that this quota system would not work. The reason is that few, if any, of the major oil companies have stations licenced in their name. For example, Gulf has two licences, Texaco has none. The fact is that the operators are the persons who are required to take out a licence and, therefore, the major oil companies only hold licences for stations they actually operate.

Thus we cannot relate the 15% to the number of licenced stations of any one company. Nor can we relate that percentage to the number of stations "owned" by a company, because while some are owned in fee, many are leased, while in some cases an individual owner simply has an agreement to sell gas. Even if we had some method to investigate the type of agreement in respect of each station, these agreements could change and thus affect a company's entitlement to self-service outlets.

As a consequence of the foregoing problems, I would now suggest a different amendment which, while it does not implement the 15% idea, gives Council sufficient control to achieve a similar result. Basically the by-law would simply distinguish between self-serve and conventional service stations, and then prohibit all self-serve stations except those set out on an attached list. This list would be taken from Appendix I of the Director of Planning's report of April 7, 1975. If Council adopts this approach, effective control of all new self-serve outlets could be achieved by adding to or refusing to amend the list."

The City Manager submits the foregoing report of the Director of Legal Services for Council's CONSIDERATION.

6. Advertising - Vancouverrama.

The City Clerk reports as follows:

"The Kinsmen Rehabilitation Foundation of B.C. is sponsoring a major mid-summer variety show on 20th July 1975, at Empire Stadium. In this regard, the Kinsmen is preparing a souvenir program for the event and has requested that the City contribute by advertising in the program.

A full page rate is	\$510.00;
Half page	\$300.00;
Quarter page	\$175.00;
Eighth page	\$100.00
Column inch display advertising	
rates run from \$20.00 to \$75.00	

The organization has been advised that it is not the City's policy to pay for advertising in magazines or programs. However, the Kinsmen has asked that this particular request be submitted for consideration."

The City Manager submits the foregoing for CONSIDERATION of Council.

Manager's Report, May 23, 1975 . . .

(FINANCE - 6)

7. The Board of Parks and Recreation Request for Funding for Repairs to Stanley Park necessitated by Storm Damage caused March 29 & 30, 1975.

The Director of Finance reports as follows:

"The following is an excerpt from the minutes of the Board of Parks and Recreation dated April 7, 1975, requesting an increase in funding in the total of \$47,800 to cover the cost of repairs necessitated by storm damage caused to Stanley Park during the weekend of March 29 and 30, 1975.

'STORM DAMAGE - SATURDAY MARCH 29 AND SUNDAY MARCH 30

It was reported that a severe wind storm swept Vancouver on Saturday March 29 and continued on through Easter Sunday March 30. Some 60 trees were blown over or broken off in Stanley Park that blocked roadways and trails throughout the Park. On Sunday the Park was closed to automobiles and people were encouraged to stay away from Stanley Park. In addition, approximately 180' of seawall and promenade in the vicinity of Siwash Rock was severely damaged. A number of trees were blown over in portions of other parks such as Musqueam. The following is an estimate of costs of repairing the storm damage:

I	(a) Clean-up of trees in Stanley Park, Musqueam and other parks	\$ 6,000
	(b) Repairs to electrical service (downed wires) Third Beach and Ferguson Point	1,000
	(c) Aquatic Centre - repairs of drains and rip rap damaged by logs	<u>800</u>
		\$ 7,800
II	Replacement of 180' of Stanley Park seawall immediately south of Siwash Rock. (We have suffered severe damage to this same section of seawall during severe westerly storms. The funds required would provide for a new wall to replace the portion that has been heavily damaged. The old section of wall has been temporarily repaired (but will not last through more storms) to allow pedestrians to use the promenade. The Federal Government agreed to pay one-half of the original construction cost on the understanding that the City would maintain the wall.)	<u>40,000</u>
	TOTAL STORM DAMAGE	<u>\$47,800</u>

It was regularly moved and seconded,

RESOLVED: That the Board request City Council to provide the Board with special storm damage funds in the amount of \$47,800.

- Carried ...

The Director of Finance submits the following recommendation:

- A. That the repairs and clean-up referred to in Item 1 (a), (b), and (c) totalling \$7,800 be carried out by the Board of Parks and Recreation within their recurring maintenance programme, using funding already provided within the Parks Board 1975 revenue budget.

Cont'd

Manager's Report, May 23, 1975 (FINANCE - 7)

Clause No. 7 Continued.

- B. (i) That the Parks Board be asked to submit a detailed report to Council on the cause of damage to this section of the seawall, the proposed method of repair, the proposed preventive measures, and the total cost involved, to ensure that this same type and extent of damage to the seawall does not recur except in extreme storm circumstances (once in 20 years?).
- (ii) That, as the nature and cost of the seawall repairs is capital in nature, and as there is no capital funding available in the current fiscal year, these repairs be scheduled, as necessary, in the 1976 fiscal year, within the 1976 supplementary capital budget, dependant upon the outcome of the report referred to in B.(i) above."

The City Manager concurs in the foregoing report and recommendation of the Director of Finance, and submits the report and recommendation for CONSIDERATION.

RECOMMENDATION

8. Furnishings - Britannia Community Services Centre

The Director of Finance reports as follows:

"City Council, on March 25, 1975, approved an amount of \$170,000 for the City's share of increased capital costs of the Britannia Centre. At that time, Council was advised that the provision for furniture and equipment would not be sufficient and that the Executive Director of the Britannia Centre was reviewing the requirement with a view to reducing costs as much as possible.

The Executive Director, with the assistance of the City Purchasing Agent, has prepared an estimate for furniture and equipment as follows:

A. Recreational Equipment			
1. Secondary Gymnasium	\$10,000		
2. Arts and Crafts	1,500		
3. Elementary Gymnasium	8,740		
4. Pool	<u>29,352</u>	49,592	
B. Information Centre		24,798	
C. Child Care Centre		5,200	
D. Coffee Shop		4,500	
E. Teen Centre		3,924	
F. Seniors' Lounge		5,942	
G. Library		26,280	
H. Signs		9,000	
I. Architect's Fees		3,500	
J. Drapes		7,000	
K. Miscellaneous Incidentals		<u>1,264</u>	
Budget		<u>\$141,000</u>	
Shortage		<u>\$ 105,000</u>	
		<u>\$ 36,000</u>	

Notes: I - The cost of providing the above is the responsibility of the City and does not include the School Board's share.

II - Details of the above are available in the Director of Finance's Office.

III - This report does not include the furnishings and equipment for the ice arena which is separate and is under review.

The amount included in the original budget is \$105,000 and was estimated in 1972 and that like all other items affected by inflation has proven to be inadequate.

To date, approximately \$28,000 has been ordered, mainly for the information centre, child care centre, coffee shop and lounges. The balance of orders are being held pending approval of the additional funds requested.

Manager's Report, May 23, 1975, (FINANCE - 8)

Clause No. 8 Continued:

Additional funds approved by City Council in this report will be provided from Contingency Reserve by increasing the 1975 Capital Provision from Revenue.

Recommended that funds in the amount of \$36,000 be provided from Contingency Reserve for the increased cost of Furnishings and Equipment for the Britannia Community Service Centre."

The City Manager RECOMMENDS approval of the foregoing report of the Director of Finance.

FOR ADOPTION SEE PAGE(S)

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Manager's Report, May 23, 1975.....(PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATION

1. Expropriation for Highway Purposes
Lot 8 Except South 9 feet, Block 97,
District Lot 181; Situated Venables Street,
West of Raymur Avenue

The Supervisor of Property & Insurance reports as follows:-

"The City Engineer is proceeding with the consolidation of City-owned lands on the north side of Venables Street at Raymur Avenue. These plans will include the dedication of certain parcels for street purposes, and a title search discloses that one of these parcels, being Lot 8, except South 9 feet, Block 97, D.L. 181, is not registered in the City's name, but in the names of Herbert G. Ross and Leander Shaw. It is necessary that the City obtain title thereto to complete the plan of consolidation.

This lot is now part of Venables Street, West of Raymur Avenue. It last appeared on the 1930 Assessment Roll where it was shown as City-owned. It was taken off the Assessment and Tax Rolls in that year and was later developed as highway together with adjacent lots.

Attempts to locate Mr. Ross and Mr. Shaw have been unsuccessful and the Director of Legal Services advises that in order to secure title, a notice of expropriation must be served and application made to the Court for a Vesting Order.

RECOMMENDED That the Director of Legal Services be authorized to proceed with the expropriation of the aforesaid Lot 8, except the South 9 feet, Block 97, D.L. 181, that the resolution submitted concurrently be passed and that application be made to the Court for a Vesting Order."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

2. Lot 10, Block 36, D.L. 184; Plan 178 - Situated North Side of Franklin Between Semlin and Lakewood Drives

The Supervisor of Property & Insurance reports as follows:-

"The City owns a single lot, legally described as Lot 10, Block 36, D.L. 184; Plan 178, situated on the North side of Franklin between Semlin and Lakewood Drives. The lot, which was acquired by tax sale in 1936 and has been reserved from sale due to drainage problems, measures 49.5' x 132' and is in an RM-3 Zoning District. The drainage problem has been mainly resolved by the placing of fill which has compacted over a period of years.

An offer of \$68,000.00 to purchase this lot for consolidation with abutting lots 9 and 11 has been received by this office.

This matter has been discussed with the Director of Planning, who endorses the sale subject to consolidation of the three lots for immediate development, and subject to the dedication of the required portions for lane purposes.

The Supervisor of Property & Insurance is of the opinion that the offer represents fair market value. It is therefore,

RECOMMENDED That Lot 10, Block 36, D.L. 184; Plan 178, be sold to the owner of abutting Lots 9 and 11 for the sum of \$68,000.00, plus registration and administration fees and a proportionate part of the current year's taxes on the following conditions:-

Manager's Report, May 23, 1975.....(PROPERTIES - 2)

Clause #2 (Cont'd)

1. Consolidation of Lots 9, 10 and 11 into one parcel at the cost of the purchasers and dedication of the North 10 feet of Lots 9 and 10 for lane purposes.
2. Purchaser to obtain a development permit within 120 days from sale date; to undertake development without delay; and to enter into any documentation that is deemed necessary by the Director of Legal Services to ensure development takes place.
3. Purchaser to satisfy themselves as to soil and drainage conditions and to be responsible for the removal of the abandoned sewer if required. The City does not guarantee the condition of the soil.
4. Purchaser to enter into a bulkhead agreement.
5. Sale date to be date of approval of sale by Council.
6. No commission is payable."

The City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Property & Insurance be approved.

3. PRESERVATION OF ARTIFACTS

The Supervisor of Property & Insurance reports as follows:

"Under Council Resolution of February 18th, 1975, it was resolved:

'That the Director of Museums be notified immediately of every demolition permit application involving a building constructed prior to 1925, so that he may have the prior opportunity of acquiring and preserving any artifacts found worthy of same.'

The foregoing will create considerable difficulty for the Supervisor of Property & Insurance when demolition contracts are awarded. Experience has shown that speed of demolition is essential if vandalism and theft are to be avoided. The existing procedure is to call for demolition contracts on the morning following vacant possession of the building, sealed bids are opened by the Supervisor of Property & Insurance, and the contract is awarded the same morning. When the successful contractor is so advised, he then has full right to salvage, and in effect is fully responsible for the structure, all by-law requirements, and is in control of the building, subject to his compliance with his contract. It also should be noted that the bid price for demolition is directly related to the amount of salvageable materials in the building. A building with good salvage value could be wrecked at little cost to the City and it follows that if materials that have salvage value are removed prior to the contract being awarded, there will be a higher cost of demolition.

The Director of Museums, by letter dated April 22nd, 1975, informs that he is now in possession of articles from 533 East Cordova Street, which he is holding pending a decision on policy which will decide procedures re extra cost of demolition and adding the artifacts to his permanent collection. He states these articles have a value of \$450.00. The demolition cost to the City for the building was \$750.00. If the demolition contractor had the benefit of this salvage, the cost to the City would have only been \$300.00.

It is noted that since February 18, 1975, approximately 25 - 30 demolition applications have been sent to the Director of Museums; of these, only three buildings were City-owned and only one, (533 East Cordova,) produced any artifacts.

Manager's Report, May 23, 1975.....(PROPERTIES - 3)

Clause #3 (Cont'd)

In order to set up a procedure that may satisfy the requirements of all parties concerned, the following is forwarded for Council consideration:-

PROPERTIES ALREADY ACQUIRED:

1. When notice is given to the tenants, the Director of Museums, the Heritage Board, and the Director of Permits & Licences be given notice of the action, at the same time;
2. The Director of Museums to notify the Supervisor of Property & Insurance, in writing, which articles will be designated for salvage and a schedule of the time of removal, and that his arrangement to dismantle and remove the artifacts be guaranteed by a specific date. The building to remain in control of the Supervisor of Property & Insurance until this date.
3. When this is completed, tenders be called for demolition of the remaining improvements on the land, in accordance with normal procedure.

It should be noted that there could be considerable involvement in a large building, such as Seagate Manor, commercial or industrial buildings.

FUTURE ACQUISITIONS:

In future acquisitions, it is proposed that the Director of Museums and the Heritage Board be informed at the time of acquisition, and their requirements recorded in writing to the Supervisor of Property and Insurance. These artifacts then may be removed immediately prior to demolition.

The Supervisor of Property and Insurance recommends that:

1. Others (e.g. Parks Board, School Board, and P.N.E.) be informed of this general procedure so that a co-ordinated approach may be set up in relation to the demolition of buildings under their control.
2. The foregoing be approved as a basis for general procedure on demolition.

The City Manager RECOMMENDS that the recommendations of the Supervisor of Property and Insurance be approved, and further, that the City absorb the additional costs of demolition caused by the removal of artifacts for a six month trial period. At the end of that period the Supervisor of Property and Insurance to report back on the extent of the program and the costs involved.

4. Sale of Portion of Lot 19, Block 18, D.L. 668-670; N.W. Corner Inverness Street and 37th Avenue

The Supervisor of Property & Insurance reports as follows:-

"On September 26th, 1972, Council resolved to widen 37th Avenue between Inverness and Fraser Streets, and to sell the 16-foot surplus portions of the City-owned properties not required for road purposes, to the abutting owners for the nominal sum of \$100.00, plus survey costs, registration fees, etc. This action was confirmed on December 17th, 1974, and to date six owners have taken advantage of this opportunity.

Manager's Report, May 23, 1975.....(PROPERTIES - 4)

Clause #4 (Cont'd)

A further offer to purchase one of the 16-foot surplus portions has been received from the owner of Lot 20, Block 18, District Lots 668 to 670. Complying with the foregoing Council authority, this office would under normal circumstances recommend that the North 16 feet of Lot 19, Block 18, D.L. 668 to 670, be sold to the abutting owner for the sum of \$100.00, plus a proportionate part of the current year's taxes and \$175.00 to cover survey, preparation of the deed of land, plans, and registration fees, subject to the following conditions:-

- (a) Consolidation of the 16-foot strip with Lot 20, Block 18, D.L. 668 to 670.
- (b) Preparation by the City of the subdivision plan and the deed of land; all other documentation that may be required by the Land Registry Office to complete registration to be provided by the purchaser.

the balance of the property to be sold to the City Engineer for street widening purposes for the sum of \$11,000.00

However, this situation differs from the sales already approved, in that the abutting lot measures 49.5 feet. The addition of the surplus 16-foot strip would create a site of 65.5' X 98', capable of resubdivision into two lots. For the sum of \$100.00 the purchaser would be in a position to create an additional saleable lot. A check with the Planning Department has confirmed this.

In this situation, and any similar situation that may arise with respect to this portion of 37th Avenue, it is RECOMMENDED that the Supervisor of Property and Insurance be authorized to negotiate the sale of the surplus portion of property at market value, allowing the sale price of \$100.00 to stand only where the additional footage does not permit the creation of an additional lot.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

INFORMATION

5. HOUSE FOR REMOVAL
 --6291 Frontenac Street
Lot 55, Blocks 3 & 4, N.E. $\frac{1}{4}$ D.L. 339

The Supervisor of Property & Insurance reports as follows:-

"On November 12, 1974, Council approved the acquisition of Lot 55, Blocks 3 and 4, N.E. $\frac{1}{4}$ D.L. 339 for consolidation with the abutting City-owned lands for the development of family housing. It was reported at that time that the dwelling was in good condition and that it was proposed to advertise the dwelling for removal, or demolition if it could not be sold for removal.

The dwelling was advertised for removal on May 7th, 1975 but no offers were received by the time tenders were to be opened. However, on May 12th, 1975 an offer to purchase the dwelling for removal was received in the amount of \$735.00 inclusive of sales tax, which offer was accepted by the Supervisor of Property & Insurance, subject to the purchaser:

- (a) removing the dwelling and all debris from the site by June 12th, 1975;
- (b) obtaining all necessary permits for the removal of the dwelling;
- (c) indemnifying and saving harmless the City from all claims."

The City Manager submits the foregoing report of the Supervisor of Property and Insurance to Council for INFORMATION.

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

May 8, 1975

A meeting of the Standing Committee of Council on Housing and Environment was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, May 8, 1975, at 1:30 p.m.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie
Alderman Rankin

CLERK: R. Demofsky

The Minutes of the meeting of April 24, 1975, were adopted.

RECOMMENDATIONS:1. Pioneer Park

The Chairman advised that he had received letters from the Downtown Eastside Residents Association, the United Housing Foundation, and the Save Our Park Land Association, requesting that Pioneer Park be upgraded and that benches be reinstalled.

Mrs. May Brown, Chairman of the Park Board, informed the Committee that the Park Board was anxious to upgrade and improve this street triangle. However, a Council decision would be required to make this area into a park-like setting with benches, etc.

Mr. Lesser of the Merchants Association informed the Committee that this association was in favour of restoring the benches, and making this area more attractive to people as long as it can be kept that way.

The Committee noted that several stores in the area sell quantities of canned heat, bay rum, glue, etc. which only magnified the existing problem. Sufficient City by-laws currently exist, however, enforcement is not strict enough. Construction of the detox centres, which is under the control of the Provincial Government, is approximately one year behind schedule. In conclusion the Chairman informed that the Community Services Committee would be investigating the matters of more stringent controls over stores selling canned heat, bay rum, glue, etc. and the present status of the detox centres.

RECOMMENDED,

- A. THAT the Park Board prepare a design for upgrading the street triangle known as Pioneer Park.
- B. THAT City representatives meet with the Park Board to discuss the matter of financing this project and report back to this Committee on May 22, 1975.

* * * *

At this point in the meeting all Members of the Housing and Environment Committee wished Alderman Rankin a very happy birthday.

* * * *

Cont'd . . .

Standing Committee of Council
on Housing and Environment
May 8, 1975

- 2 -

2. Housing Conversion Study

Submitted for the Committee's consideration was a Housing Conversion Study done by the Planning Department and a City Manager's Report dated April 30, 1975, regarding the same report. These are on file in the City Clerk's Office.

Mr. T. Jenkinson, Associate Director, Overall Planning, reviewed the City Manager's Report with the Committee. In reviewing the report he noted that a dichotomy has become apparent from this study. On the one hand is the acute shortage of rental housing in Vancouver and on the other hand is the unexplainable conclusion that the present property owners of Vancouver, do not, by a quite stable majority, want to have suites in their own homes. This is despite the fact that this would appear at first to be a reasonable way of creating additional rental housing units at a relatively low cost.

The Housing Planner advised that the City and the G.V.R.D. Planning Departments would be bringing forward proposals for compact housing in the very near future.

During the ensuing discussion the Committee realized that pilot projects always face a certain amount of neighbourhood resistance. It is very important that Council Members have all the practical information when introducing such a project into a community. The Committee while appreciating the value of single family dwellings felt that there were areas in the City where people would be more in favour of implementing secondary suites in their homes.

RECOMMENDED,

- A. THAT the guidelines for secondary suites as outlined in the above noted City Manager's Report dated April 30, 1975, be approved.
- B. THAT plebiscites be held in the following areas to determine if the residents favour secondary suites in their single family dwellings:
 - Kitsilano (RS-1)
 - Grandview-Woodlands (RS-1)
 - Cedar Cottage
 - Hastings East

Votes are to be given only to owner occupiers in the above noted areas.

INFORMATION

3. City Owned Land Bounded by Jericho Park, Point Grey Road, Wallace Street and Second Avenue

The Committee considered a Manager's Report dated April 25, 1975, (on file in the City Clerk's Office) regarding the above noted matter. This report stated:

"The Director of Planning reports as follows:

Council on November 12, 1974, when dealing with the Manager's report concerning surplus lands in the Locarno Park area resolved "that the Director of Planning and the Supervisor of Property and Insurance be directed to investigate further the development of the area bounded by Point Grey Road, Wallace Street, 2nd Avenue and Jericho Park, for housing and report through the Standing Committee on Housing."

Standing Committee of Council
on Housing and Environment
May 8, 1975

- 3 -

The subject site comprises 4.68 acres, and includes Lots 1 through 10, East Part, District Lot 448. The westerly 188 feet of the site, Lots 5 except south 140 feet, south 140 feet of 5, and 6, comprising 1.24 acres, were purchased for park purposes and are presently used for parking by visitors to Jericho Beach and the Jericho Tennis Club. The remainder of the site, Lots 1-4 and 7-10, comprising 3.44 acres, was purchased for roadway purposes and is presently vacant. The Parks Board's tentative plans for Jericho Park include continued use of the westerly portion of this site for parking. The City Engineer will be reporting to Council at a future date about keeping the option open to construct a Point Grey Road extension in the future if traffic conditions warrant such a facility. This extension would basically connect Point Grey Road to 4th Avenue along the eastern edge of Jericho Park. This project, if carried out, would require that the northwest corner of this site be rounded slightly. More importantly, however, significant volumes of traffic destined for Jericho Park, U. B. C. and the Endowment Lands could detract from the desirability of the site for residential purposes. If this connection is built, then the continued use of the westerly portion of the site as a parking lot would provide some separation between the road and whatever residential buildings are constructed on this site.

Discussions with residents of the community, including representatives of the Dunbar-West Point Grey Area Council and the Community Resource Board, indicate that some form of development is expected on this site. Residents would expect that such development would not exceed the density or height of the housing presently under construction at Wallace and Fourth Avenue. Generally, residents favour either townhouses for families or senior citizens' housing. Two co-op groups in the area, the Point Grey Housing Co-operative Society and the Dunbar Village Community Co-operative, have expressed interest in developing housing on this property and have submitted briefs to the Standing Committee on Housing and Environment to register their interest.

Council in 1973 released for sale Parcel D of District Lot 538, a 2.86 acre site at Fourth and Wallace for senior citizens' housing. This site, immediately south of the subject lands, was subsequently rezoned from RS-1 to RM-3A; two hundred units of housing for senior citizens are presently under construction at a floor space ratio of 1.0. The B. C. Housing Management Commission as of February, 1975 had 204 applications on file for this particular project, and 3372 applications for senior citizens' housing anywhere in the lower mainland. There are relatively few senior citizens' housing units available west of Granville Street, and the complex presently under construction will partially accommodate an acute demand.

The Planning Department's view is that the subject property is an excellent location for low density multiple housing, and particularly senior citizens' housing. Ideally, the movement of West Kitsilano and Point Grey senior citizens into purpose-designed housing could have the effect of freeing some family-type housing in the area for family use.

Several factors combine to make this site particularly appropriate for seniors: the proximity of Jericho and Pioneer Parks, the local shopping area at Fourth and Alma, Fourth Avenue bus routes, and the possible use of Brock House as a senior citizens' activity centre. The use of the property for seniors' housing offers a significant advantage over family housing for residents of the adjacent residential area, in terms of much lower traffic volumes associated with the development. Since Jericho Park, the Jericho Tennis Club and the Royal Vancouver Yacht Club already bring traffic into the area, this is believed to be an important consideration. Generally, the Planning Department favours the use of this site for housing for senior citizens.

The Director of Planning RECOMMENDS:

- "1) THAT Council designate Lots 1 to 4 and 7 to 10, East Part, D.L. 448 for senior citizens' housing, to be developed at a maximum floor space ratio of 1.0.

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- 2) Alternatively, THAT Council designate Lots 1 to 4 and 7 to 10, East Part, D.L. 448 for family housing, to be developed at a maximum floor space ratio of .75 and a density of 18 to 25 units per acre, depending on the size of the units that are developed.
- 3) THAT Council, upon the recommendation of the Supervisor of Property and Insurance, establish a market value for the site and invite proposals from non-profit groups or agencies who are prepared to work out a scheme of development with local residents and the Planning Department, and select a sponsor for housing on this site."

Following brief discussion it was,

RESOLVED,

- A. THAT the above noted City Manager's Report be received.
- B. THAT a decision on this report be deferred until Mr. Jeroff, the new Housing Director, arrives.

4. Chinatown Development Association Housing Projects

i. 2900 East 22nd Avenue and Boyd and Renfrew

The Housing and Environment Committee at its meeting on April 24, 1975, when considering a Housing Status Report, recommended,

"THAT representatives of the Vancouver Chinatown Development Association be invited to appear before this Committee to discuss their housing projects at 2900 East 22nd Avenue, and Boyd and Renfrew and at 115-121 Keefer Street."

Representatives of the Vancouver Chinatown Development Association were not present and the Committee considered a letter from the Law Department (on file in the City Clerk's Office) which stated in part:

"As requested I got in touch with Mr. Ridgway of Lawrence & Company, solicitor for the bank involved in the financing of the project.

I was informed by Mr. Ridgway that the documents had been sent to the Leung's in September, 1974 and that subsequently there had been a modification in the documents pertaining to discharge of the mortgage in February of this year, and that they had been waiting to have these signed by the Leung's.

I telephoned Mrs. Leung on May 1, 1975 and was informed that she was ill and was later contacted by Mr. Leung on two occasions. As a result of the subsequent telephone calls I was informed by Mr. Leung that the problem of the discharge of the mortgage has been clarified and the problem should be resolved shortly which will permit consolidation and subsequent issuance of the development permit. He stated that this procedure should not take more than a week or so."

RESOLVED,

THAT the above noted letter be received.

Cont'd . . .

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ii. 115-121 Keefer Street

The Chairman reported that in order to keep this project going the maximum allowable floor space ratio for this site would have to be increased, owners of this site would have to consider a lower selling price, and C.M.H.C. would have to be asked to reconsider financing of such a project. He further advised that he would look into these matters and report back.

RESOLVED,

THAT the verbal report of the Chairman be received.

5. Fire By-law Appeals

i. Hampton House, 2155 West 38th Avenue, Mr. W. Stoneman

The Housing and Environment Committee on April 24, 1975, deferred this matter pending the appearance of Mr. W. Stoneman. The Committee considered a letter from Mr. W. Stoneman (on file in the City Clerk's Office) which stated in part:

"We have had notice from the Vancouver Fire Department requiring installation of emergency lighting in the halls and stairwells at the above address.

It is the view of the Greater Vancouver Apartment Owners Association, of which we are a member, that the lighting installation asked for is unnecessary. This building is of modern construction including the latest requirements in its fire exit system. To our knowledge there has never been a fatality in a fire in a modern medium high rise where lack of emergency lighting in halls and stairwells was a contributing factor. Therefore it would appear to us that the proposed changes in lighting are an unnecessary expense that must be passed on to the tenants at a time when costs of operation are extremely high and rents are limited.

It may be unwise for the City of Vancouver to put modern concrete apartment buildings under the same classification, regarding fire regulations, as the number of older hotels that may have obsolete fire exit systems as well as a very different clientele which contribute to the fire hazard.

Would you please give serious consideration to changes in the fire bylaw."

The Committee also considered a City Manager's Report, from the Fire Chief, which stated:

"This building is a 7 storey apartment building with both fire exit stairs in the central core where there is no natural light whatever. Consequently if the artificial illumination fails in these stairways and corridors and tenants will be in complete darkness and unable to navigate them even during daylight hours.

The Fire Warden's Branch has received many complaints over recent years from persons who have experienced difficulty in this type of building during power outages. The National Building Code, which deals with new buildings, recognizes this problem and requires emergency lighting in similar new buildings.

The Fire By-law simply makes this sensible requirement retro-active in applying it to existing buildings. The Fire By-law does not contain any provision for appeal in this matter.

A recent amendment to the Fire Marshal Act also requires emergency lighting in these existing buildings."

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Mr. Stoneman was present and during discussions with the Committee suggested heat sensors should be installed in each suite and in hotels and lodging houses with a master heat sensor in the Manager's Apartment so that he would always be alerted when a fire was beginning in a suite.

The Chairman advised Mr. Stoneman that in Council on Tuesday, May 6, 1975, it was resolved,

"THAT Alderman Harcourt be authorized to meet with appropriate Provincial Government officials on the matter of renovations provided in the present regulations and to discuss what recommendations re the Fire Marshall's Act, are contained in the Keenleyside Report."

RESOLVED,

THAT the letter of Mr. Stoneman and the City Manager's Report be received.

ii. 406 Union Street

On March 27, 1975, when considering a Fire By-law appeal on the above noted lodging house the Committee was informed of a dangerous fire escape on this building, and recommended that Mrs. Sam repair the dangerous fire escape on or before April 24, 1975, or have the building closed.

The Chief Fire Warden today informed that the necessary repair work had not been done. Further that this particular case would be in court on May 14, 1975.

6. Correspondence

The Committee considered letters sent from Alderman Harcourt to the Minister of Housing and the Minister of State for Urban Affairs regarding the Housing Corporation. These letters, which are on file in the City Clerk's Office, advised that the City of Vancouver is now prepared to directly and actively assist in improving the quality and quantity of accommodation for its citizens through the Vancouver non-profit Housing Corporation. It went on to outline the specific goals for this corporation and the approximate funding assistance from both the Provincial and Federal Governments.

The Committee also considered a letter to the Department of Housing in Victoria regarding the proposed Kiwanis-Soroptimist Senior Citizens' Project, which expressed frustration resulting from conflicts between Federal and Provincial levels of Government, causing unjustified delays in the construction of housing in Vancouver.

RESOLVED,

THAT the above noted correspondence be received.

The Meeting adjourned at approximately 3:17 p.m.

* * *

FOR ADOPTION SEE PAGE(S) 174

PART REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

II

May 8, 1975.

A meeting of the Standing Committee of Council on Finance and Administration was held in No. 2 Committee Room, Third Floor, City Hall, on Thursday May 8, 1975, at approximately 1:30 p.m.

PRESENT:

Alderman Volrich, Chairman
Alderman Bowers
Alderman Marzari

ABSENT:

Alderman Kennedy
Alderman Sweeney

COMMITTEE

CLERK:

G. Barden

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RECOMMENDATION1. Vancouver Museums and Planetarium Association - Budget

The Committee had for consideration a Manager's report dated April 22, 1975 advising that the Vancouver Museums and Planetarium Association has a projected budget deficit in 1975 of \$10,768 before the inclusion of the following expense items detailed on a sheet distributed by the Association at the meeting:

Insurance	-	\$13,000
Trucks	-	\$2,700
Alarm System	-	\$2,600
Grounds	-	\$14,000
Parking Lot	-	900
Pump Station	-	\$3,000
Scavenging	-	\$1,500
Water Rates	-	<u>\$2,800</u>
	TOTAL	<u>\$40,500</u>

The Association deleted the above items from their budget and are requesting the City to absorb these costs. These items have been performed by the City for the Association each year and the Association has paid the City for the services.

The Association noted that other levels of government must assume a portion of the burden of operating the museum and it is their intention to continue to develop revenue from other tax supported sources. They stated it is unfair that the City of Vancouver is the main financial contributor to the Association, as the Museum/Planetarium is used by the public at large not just citizens of Vancouver.

The Committee questioned whether the increase requested is for additional staff and indicated the Association should submit a more detailed report on their budget needs.

Cont'd...

Clause No. 1 Continued:

Following further discussion it was,

RECOMMENDED

- (a) THAT the City Council support a submission by the Vancouver Museums and Planetarium Association to the Provincial Government for financial assistance having in mind the fact that the public at large participates in activities at the Museum not just the citizens of Vancouver;
- (b) THAT City Council request a meeting with the Provincial Government together with officials of the Vancouver Museums and Planetarium Association to discuss this matter;
- (c) THAT further consideration of the V.M.P.A. request for an increased grant be deferred pending a report from the Association giving specifics such as original allotment, where the grant is deficient in the area of the City's responsibility, history of staffing, etc.

INFORMATION:

2. Meeting With Premier and Minister of Municipal Affairs on Matter of Financial Assistance to Municipalities

The Committee had for consideration a report from the Chairman dated May 5, 1975, (copies circulated) advising that as a member of a Special Committee of the U.B.C.M. he attended the meeting of April 24, 1975, with the Premier and Minister of Municipal Affairs in Victoria when the Government announced its formula for distribution of anticipated natural gas revenues for the year 1975. The total amount to be distributed this year, regardless of the extent of the increase in natural gas export price, is \$20,000,000. The Chairman reported that the main items of the allocation are as follows:

"Every municipality regardless of size will receive \$25,000. This comes to a total of \$3.45-million.

A further \$3.2-million will be paid to municipalities on the basis of \$100 for each housing unit started in 1974. This would be determined on the basis of building permits issued. The intent here, of course, is to encourage activity in the housing field and the government has also stated that 'This reflects recognition of the demand that growth places on municipal services.'

\$8.24-million will be distributed on a formula based on the relationship between operating costs in each municipality as compared to the total operating costs for all municipalities in the province. This distribution will be based on the 1973 figures which are the latest complete figures available.

About \$1.31-million will be allocated to assist in the construction of water systems. This is intended as a 'companion program' to the Sewerage Facilities Assistance Act passed in 1974.

\$1-million will be made available to Regional Districts to assist in capital costs of waste disposal sites including land acquisition, building of fences, and purchase of equipment.

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Clause No. 2 Continued:

About \$3-million will be retained in a 'Community Disparity Fund' which is intended, according to the government's statement 'to assist those municipalities with low assessment bases which have, as a result, special problems'."

He stated a total of \$2,777,996 will come to Vancouver based on the following:

1. "Vancouver will receive a basic grant of \$25,000, as will all other municipalities in the province."
 2. Vancouver will receive an amount of \$258,000 under that part of the formula which is designed to encourage housing starts. There were 2,580 housing starts reported in Vancouver in 1974.
 3. Vancouver will receive an amount of \$2,494,996 under that part of the formula that is based on the relationship between operating costs in an individual municipality to the total operating costs of all municipalities in the province."

Following further discussion it was,

RESOLVED that the Chairman of the Standing Committee of Council on Finance and Administration,

- A. Discuss with the Director of Finance and other officials the kind of allocation formula which would be most equitable from Vancouver's point of view.
 - B. Press Vancouver's position with the Provincial Government directly and also through UBCM.
 - C. Request the Director of Finance to immediately prepare a submission to the Provincial Government to apply for an allocation of additional funds from the Community Disparity Fund, such submission to be considered by the Finance Committee and approved by Council before presentation.

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The meeting adjourned at approximately 3:00 p.m.

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

May 8, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, third floor, City Hall on Thursday, May 8, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin, Chairman
 Alderman Boyce
 Alderman Marzari
 Alderman Sweeney (Clause #3 only)
 Alderman Volrich

COMMITTEE CLERK: R. Demofsky

CONSIDERATION1. Dial-a-Dietitian - Grant Request

Council on March 18, 1975, when considering a Community Services report on this matter, approved the recommendation:

"THAT City Council grant \$238.29 to Dial-a-Dietitian to cover rent, telephone and office supplies for January, February and March, 1975."

The Committee today considered a letter from the British Columbia Dietetic Association dated April 30, 1975 which is on file in the City Clerk's Office, requesting continuing support for the Dial-a-Dietitian Program. It stated:

"Reference is made to our letter dated January 31, 1975. At that time we requested financial support from the City of Vancouver for Dial-a-Dietitian. The Health Department, Government of British Columbia had provided funds for B.C.D.A. to pay the salary of a co-ordinator for the months of January, February and March, 1975. We requested \$238.29 to cover the cost of the rent, telephone and incidentals for the same period. We thank you and your Committee for approving the expenditure as requested.

We have now received a letter from the B.C. Department of Health stating that they have approved a grant to the B.C.D.A. for the purpose of hiring a co-ordinator for Dial-a-Dietitian for this fiscal year. We have discussed with Dr. Bonham the possibility of the city either providing us with office space and a telephone in one of the health units or giving us funds to continue paying for the space at 207 W. Hastings Street where we are now located. Dr. Bonham supports the continuation of this program. Our expenses per month are

rent	-	\$ 51.00
telephone	-	21.21
incidentals	-	10.00
		\$ 82.21

The total for a 12 month period is \$986.52.

We feel that the services of dial-a-dietitian fills a definite requirement in the community. The public use of the service has been increasing steadily. During the past 3 months from 14 to 17 people have phoned per day seeking information about food, nutrition and how it effects their health. To date 6,200 calls have been received. The calls have dealt with the following subjects:

Clause #1 continued:

Normal Nutrition	28.7%	Controversial Diets	5.1%
Therapeutic Diets	25.6%	Food Safety	4.1%
Miscellaneous	14.5%	Food Storage	4 %
Caloric values	8 %	Food Additives	2.2%
Recipes	6.6%	Food Budgeting	1.2%

We appreciate your Committee's support of this project for the past three months and hope that you will give favourable consideration to continuing the support. "

During discussion of this matter the Medical Health Officer advised that office space would be available on Hamilton Street in approximately three months.

RECOMMENDED

THAT financial support in the amount of \$82.21 per month be given to the Dial-a-Dietitian Program for up to six months, to cover rent, telephone and office supplies and when feasible, office space in Hamilton Street Health Unit be given to them for up to six months.

(A tie vote resulted and this matter is submitted to Council for CONSIDERATION.)

RECOMMENDATION

2. Carnegie Library

At a joint meeting of the Housing and Environment and Community Services Committees on March 18, 1975, when discussing this topic, Mr. B. Eriksen of the Downtown Eastside Residents' Association, advised that his organization was discussing the future use of this building with the Native Courtworkers' Association. It was recommended:

"THAT the Carnegie Library be included in the Downtown Eastside Neighbourhood Improvement Program, and as part of this program the use of this building as a multi-use community centre be considered."

Today a representative of the Native Courtworkers' Association advised that requests for funding had received no replies.

The Committee considered a brief from the Downtown Eastside Residents' Association which is on file in the City Clerk's Office and stated in part:

"In September 1974, with local input, D.E.R.A. organized an ad hoc Committee comprised of representatives from the Parks Board, D.E.R.A., Vancouver Community College, Vancouver Public Library and the Downtown Community Health Society. The purpose of the Committee was to gather and co-ordinate proposals received from community groups and organizations interested in the Carnegie Library, as a multi purpose community facility in the downtown eastside. 141 community organizations were contacted and 30 written replies expressed interest in four main areas: health; education; recreation; and human resources.

Clause #2 continued:

In October 1974, the Vancouver Heritage Advisory Board designated the Carnegie Library an historic site. With the assurance that the building could not be demolished, the Committee went ahead and formulated detailed plans for the use of the building with the assistance of Downes Achembault Architects, who had drawn up the original renovation plans.

PRESENT PROPOSAL

The committee felt it was essential that the Carnegie Library be put to the widest possible community use.

Adequate recreational facilities are lacking in the downtown eastside. The two facilities used by the Downtown Eastside Recreation Project are inadequate and with future plans of expansion by the landlords of these facilities the D. E. R. P. will not have any place to go. Other recreational services not operated by D. E. R. P. are missions and drop-in centres. None of these facilities are able to adequately offer a full varied recreational service.

The D. E. R. P. presently operates a small library. Although there is a membership of 500, there is only enough room for three people at a time. There is no space for private quiet reading. Therefore, it is imperative that a branch library be established and operated by the Vancouver Public Library.

Generally we are confirmed in our opinion that the uses established by the
D. E. R. A. would cover those identified by the Native Courtworkers.

We have up-dated our original space needs schedule by deleting the Downtown Community Health Society and including a column indicating the requirements of the Native Courtworkers. We found no difficulty in placing the letter

Native Courtworkers. We found no difficulty in placing the letter N against most uses previously shown; the only addition is a Media Production Area which could be shared with the proposed area designated for meetings and films, etc.

We understand that the Native Courtworkers themselves have abandoned the "Longhouse" as a proposed use. The Museum function could be accommodated throughout the building and be part of the general planning and design conditions. As to the Native Courtworkers request for the accommodation of "Indian Homemakers", these are envisaged as tenants who simply lease space if the Courtworkers had the use of the whole building. Similar conditions apply to the "Justice Development Commission" which also would be a straightforward sub-lease of surplus space, (we understand that this body has just leased some 1,800 sq. ft. at 454 W. Broadway). The "De-Tox Centre" proposed is, in our opinion, a totally unsuitable use for this building.

Cont'd . . .

Clause #2 continued:

In summary, we are of the opinion that the Native Courtworkers' needs relating to the total community, can be easily accommodated within the framework set by D.E.R.A. We feel that a more intensive use of space would result if the needs of the whole community including the people served by the Native Courtworkers, would be met in the way proposed by D.E.R.A. especially since many of the areas would normally be used only for pre-determined short periods"

Alderman Volrich advised that \$650,500 is currently appropriated in the Capital Budget for renovations to the Old Museum Building.

Alderman Marzari reassured the Committee that the community program in this area had proven itself, and suggested that a mini-community centre should be established. It was noted that the Library Board, the Community Health Society, the Native Courtworkers' Association, Park Board and the Community College were interested in space in this building.

RECOMMENDED

- A. THAT the proposal as outlined in the above noted D.E.R.A. brief be approved.
 - B. THAT D.E.R.A. report back to the next meeting of this Committee outlining a breakdown of operating costs between the following organizations which are interested in acquiring space in this building:
 - Library Board
 - Community Health Society
 - Native Courtworkers' Association
 - Park Board
 - Community College.

3. Enforcement of Liquor Administration Branch Regulations

The Committee considered a letter from D.E.R.A. which is on file in the City Clerk's Office. This brief stated in part:

"On May 7, 1974 I brought to the attention of the Standing Committee on Social Services, that the L.C.B. was hesitant to take action against owners of Licensed Premises, on the basis of unsubstantiated reports of violations of the Act.

The reason for this attitude, according to both Bill Bruce General Manager, and Vic Woodland Executive Assistant, was that without charges being laid and convictions being obtained by the Police Dept. , whose duty it is to enforce the L.C.B. Regulations, the L.C.B. would be in the position of acting as a kangaroo court, if they were to suspend licenses on the basis of reports.

It was also brought to the attention of the committee that the top brass in the Police Dept. had instructed officers not to lay charges against owners, tapmen, or waiters for infractions of the L.C.B. Regulations. This was confirmed at that meeting , but nothing was resolved as there were no instructions nor recommendations to the Police Brass or to Council that the Law be enforced without favour.

Clause #3 continued:

Consequently, we are still having problems with Licensed Premises , for example, On April 23, 1975, at 12 noon , during a meeting of the Youth Team Meeting at the C.C.Y.R. 52 Water St. Constable Tony Mears, related an incident which had occurred recently at the Nelson Place Beer Parlour, Tony had noticed that a young woman who was seated and drinking , appeared to be very young , upon asking the beer waiter if he had checked the young ladies I.D. ,the waiter replied in a very indifferent manner that he had not. Constable Mears then checked the girls identification and found that she was only 12 years old. I also related an incident which had taken place at the Europe Hotel the evening before April 22 , 1975 . The tapman was so drunk that the Police found it necessary to remove him from the Premises and hold him in the drunk tank overnight. As there^{were} several Police Officers present on the Youth Team I asked why it was that the owners and the tapmen as well as the waiters were never charged under the Act when they were clearly violating the Law?

Corporal Garey Bateman made the statement that police officers were instructed to notify the owners of licensed premises when they were in violation of the Act and to give them a warning, but that the Officers were not to lay any charges. This statement was confirmed by Sgt. T. Findly, who was also present.

At this same meeting ,a letter was read , expressing concern of the Youth Team about the lack of enforcement of the L.C.B. regulations , the letter was addressed to Attorney General Alex Macdonald, and after the reading it was passed around and signed by all present . It is ridiculous that the Youth Team Which is composed of several Police Officers as well as Social Workers should have to appeal to the A.G. RE: lack of enforcement of the L.C.B. Regulations when it is the responsibilitie of the Dept. to enforce the Law. I feel it is totally irresponsible on the part of the Police Brass to decide which Laws they will or will not enforce, and which members of the general public they will or will not charge for offences against the Law ."

During discussion of this brief the Committee expressed frustration that appropriate charges are not being laid in cases where juveniles are caught drinking in licensed premises.

The Chairman advised that suspension of a business license was a very effective means of curing this problem. Once infractions occur everyone responsible such as managers, waiters, etc., should be charged. Mr. I. Math of the City Centre Youth Resources advised that the frequency of juveniles is higher in cabarets than in pubs. Juveniles can go into cabarets just as long as they don't drink and this situation is extremely difficult to police. The Committee also noted that the Liquor Administration Branch was not carrying out its responsibility with regard to this matter.

It was noted that many licensed premises were not diligently obeying related City By-laws.

Following further discussion it was

RECOMMENDED

- A. THAT the Police Department be requested to report back on the lack of compliance of licensed premises with relevant City By-laws;

Clause #3 continued:

- B. THAT the City Centre Youth Resources report back on licensed premises where juvenile-related liquor infractions frequently occur;
 - C. THAT Mr. V. Woodland, General Manager of the Liquor Administration Branch, be invited to the next meeting of this Committee to discuss liquor regulations pertaining to cabarets and pubs;
 - D. THAT a letter be sent to all pubs and cabarets where juvenile-related liquor infractions are occurring advising that if the incidents of these infractions are not substantially decreased immediately, their business licenses will be suspended;

FURTHER THAT a list outlining premises where such infractions occur be supplied by the Police Department and the City Centre Youth Resources;

FURTHER THAT when these letters have been sent out the Police Department report back on any decreased occurrence of these infractions.

At this point in the meeting the Committee wished Alderman Rankin a very Happy Birthday and presented him with a birthday cake.

The meeting adjourned at approximately 4:51 p.m.

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IVREPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON PLANNING & DEVELOPMENT

May 8, 1975

A meeting of the Standing Committee of Council on Planning & Development was held on Thursday, May 8, 1975, in the #2 Committee Room, third floor, City Hall, at approximately 3:35 p.m.

PRESENT: Alderman Bowers, Chairman
 Alderman Bird
 Alderman Cowie
 Alderman Harcourt
 Alderman Kennedy (Item 3)

ALSO
 PRESENT: Alderman Boyce (Item 3)

COMMITTEE
 CLERK: M. Cross

RECOMMENDATION1. RT-2 Zoning

On April 3, 1975, the Committee resolved:

"THAT Alderman Cowie arrange a meeting with architects and members of the Planning Department to arrive at guidelines to allow townhouse developments on lots smaller than the minimum lot size of 10,000 square feet.

FURTHER THAT the results be reported back to the Standing Committee on Planning & Development in three weeks."

The following letter dated April 11, 1975, from Alderman Cowie was distributed at the meeting:

As instructed by the Planning and Development Committee on Thursday 3rd April I convened a meeting with Harry Pickstone, Al Floyd and three architects, Neill Pelman, Henry Hawthorne and Vincent Kwan, to discuss and suggest interim guide-lines for town house development within the provision of the RT2 by-law regulations of the zoning and development by-law No. 3575 for the City.

It was agreed that in the long term the City should undertake a study that would totally re-vamp the restrictive nature of the by-law and Harry Pickstone noted that he has included this in his programme for the next year or so. In the short term it was agreed that the eliminating of the 10,000 sq. ft. minimum site area requirement was an excellent idea and that a number of developments arising from this elimination would serve as a useful experiment and improve the quality and variety of town house developments.

The following suggestions are put forward to the Committee to accompany the elimination of the 10,000 sq. ft. minimum site area.

- a. That the change should only apply to townhouses and not apartments.
- b. That a new minimum site area should be established at 7,200 sq. ft. which would allow development on 60 X 120 ft. lots as suggested.
- c. That there be no restriction to the number of units (it was generally agreed that three or four units would be acceptable).
- d. That the horizontal light angle and the 135 degree containing angle restriction be eliminated. All other restrictions such as side yard, rear yard, site coverage, off street parking etc. would remain.

Standing Committee on Planning & Development
May 8, 1975

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Clause No.1 (continued)

- e. That development proposals be submitted to the Design Panel for judgement as to suitable design having regard to the adjacent property and the neighbourhood in general. "

RECOMMENDED

THAT the Director of Legal Services be instructed to prepare a by-law amendment to the RT-2 Zoning District schedule incorporating the following:

- (a) That a new minimum site area should be established at 7,200 sq. ft. which would allow development on 60' x 120' lots.
- (b) That the change should only apply to townhouses and not apartments.
- (c) That there be no restriction to the number of units.
- (d) That the horizontal light angle and the 135 degree containing angle restriction be eliminated; all other restrictions such as side yard, rear yard, site coverage, off street parking etc. would remain.
- (e) That development proposals be submitted to the Urban Design Panel for advice as to suitable design having regard to the adjacent property and the neighbourhood in general.

2. Central Area Programme - Schedule

Mr. E. Crickmore, Downtown Study Team, distributed a schedule (copy circulated) of the timing of various items related to the Downtown Study Area, the West End, False Creek, the Waterfront and the Development Permit Board.

Mr. W. H. Curtis, City Engineer, requested that the items on Streets and Traffic and By-pass Traffic be moved forward from June 12th and 26th respectively for consideration at the Committee meeting of May 29th.

A meeting with the G.V.R.D. representatives re Livable Region Programme was discussed. The Committee felt the evening of June 10th might be an appropriate date. The Committee Clerk was requested to discuss the time and date with Council members, department heads and G.V.R.D. officials, and if necessary, arrange an alternative date.

The Committee

RECOMMENDED

THAT the Schedule for the Central Area Programme, as amended and subject to an appropriate time for the meeting re G.V.R.D. Livable Region, be approved.

3. Downtown Zoning, West End Zoning, Central Area Planning and A Development Control Process

A. The Committee considered West End Design Guidelines (copy circulated) and took the following action.

With respect to the Section on Building Design, the Design Guidelines for the following were approved:

Standing Committee on Planning & Development
May 8, 1975

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Clause No.3 (continued)

Lower Level Treatment of Tall Buildings
Privacy
Identifiable Units
Views
Sunshine
Roof Tops for Living
Private Balconies
Adaptable Balconies
Entrance Transition
Grouping of Buildings

The Committee agreed that "Threshold Densities" should be re-written and that "threshold" should be changed to "maximum".

With respect to the Section on Retail Stores, the following Design Guidelines were approved:

Entrance Shape & Location (the drawing is to be deleted)
Half Levels
Local Scale Shopping Streets
Weather Protection
Outdoor Cafes

With respect to the Section on Open Space, the following Design Guidelines were approved:

Nature in Plazas, Squares & Public Open Spaces
Activity Areas (the last two drawings are to be deleted)
Open Space Climate Protection
Visual Privacy

The Committee

RECOMMENDED

THAT the Design Guidelines for the West End, as amended, be approved.

B. The Committee considered the Design Guidelines for Downtown (copy circulated) and made amendments as follows:

Section 1.2.2 (a) delete "on a 24-hour basis and where this is not possible that they be open to the public".

Section 1.2.4 - add a statement (f) to cover safety considerations to prevent people throwing things from the public open spaces on low roof levels.

Section 2.1 - edit to make more precise and readable.

Section 2.2.2 (a) - amend to read "Demolition of historic & heritage structures will only be permitted with the consent of Council in consultation with the Vancouver Heritage Advisory Committee.

Section 2.2.2 (c) - delete "and basement".

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Clause No. 3 (B) continued

Section 2.2.3 (a) & (b) - delete

Section 2.2.4 (d) - re-write

Section 3.2 - delete first paragraph i.e. "Long, axial views ..."

Section 3.2 (a) - delete "axial"

Section 3.2 (d) - amend to read "Public viewing platforms should be encouraged for viewing areas of special consideration i.e. areas of the harbour ..."

Section 4.1 - edit to make more precise and readable

Section 4.2.3 (a) - "more than five miles per hour" should read "appreciably".

(b) - reword

Section 4.2.5 (a) - should read "Where feasible, existing mature trees

Section 4.2.5 (b) - "mature" should read "large".

Section 5.2.2 (c) - delete

RECOMMENDED

THAT the Design Guidelines for the Downtown, as amended, be approved.

The meeting adjourned at 6:00 p.m.

FOR ADOPTION SEE PAGE(S).....

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REPORT TO COUNCILVSTANDING COMMITTEE OF COUNCIL
ON PLANNING & DEVELOPMENT

13TH MAY 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Tuesday, 13th May 1975, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 10:10 A.M.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt (part time)
Alderman Kennedy

ALSO PRESENT: Alderman Sweeney

COMMITTEE CLERK: M. Cross

RECOMMENDATION

1. Downtown Zoning, West End Zoning, Central Area Planning and a Development Control Process

A. The Committee considered Section 7 of the Official Development Plan for the Downtown, entitled "Elements of City Policy" (copy circulated), dealing with Guidelines for the following Character Areas:

- A - Financial District
- B - Hastings/Pender Shopping District
- C - Gastown
- D - Chinatown
- F - Golden Triangle
- G - Robsonstrasse
- H - Educational/Cultural Complex
- I - Robson Square
- J - Warehouse (Yaletown)
- K - Granville Mall
- L - Southern Slopes
- M - Burrard Corridor

The Committee

RECOMMENDED

THAT the Guidelines in the Official Development Plan for the Downtown shall contain a map of the Character Areas and a description of each one for the guidance of developers.

Standing Committee on Planning & Development
13th May 1975 Page 2

Clause No. 1 (continued)

- B. During the discussion on description of Character Areas with respect to circulation and amenity, the Committee

RESOLVED

THAT consideration of the sub-section on circulation and amenity be deferred until the City Engineer's presentation on street and traffic aspects of the Downtown.

The Committee felt that the description of the Character Areas contained statements that were not a guide to developers but were directed to City Council or to City Departments. The statements should be deleted or reworded. Some statements were Downtown-wide and did not apply to the specific Character Area. These statements should be included in a section of Downtown-wide guidelines for the guidance of developers.

(At this point, Alderman Harcourt left the meeting.)

- C. The Committee considered the Detailed Area Plans for the Downtown Central Core Character Area E (copy circulated) wherein the Director of Planning outlined the priorities for completing detailed area plans for other Character Areas. The report recommends that the Director of Planning be instructed to complete detailed area plans for the highest priority areas as follows:

A - Financial District
F - Golden Triangle
G - Robsonstrasse
I - Robson Square

The Committee did not feel the detailed area plan for the Central Core area of the Downtown was in an acceptable form at the moment to give to developers.

- the content of certain sections in the report and some of the information contained on the maps did not coincide with information in the Official Development Plan

Standing Committee on Planning & Development
13th May 1975

Page 3

Clause No. 1 (C) continued

- any map to be included should contain more street names
- location of transit stops should not be included
- the maps for the sub-sections on "views" should be deleted and the statements generalized to state the City's commitment to preserve views down street ends and that there are two or three public places downtown where view corridors could possibly be protected.

The Committee

RESOLVED

THAT a decision with respect to having detailed area plans for Character Areas be deferred until submission of a revised detailed area plan for the Central Core after its circulation to other Departments for comment.

The meeting adjourned at 12:00 noon.

FOR ADOPTION SEE PAGE(S) 177

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

May 15, 1975.

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, May 15, 1975, at 1:30 p.m., in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT:

Alderman Volrich, Chairman
Alderman Bowers
Alderman Kennedy
Alderman Marzari
Alderman Sweeney

COMMITTEE
CLERK:

G. Barden

• • • • • • • • •

RECOMMENDATION

1. Britannia Community Services Centre Society -
Agreements and Funding

The Committee had for consideration the following documents, (on file in the City Clerk's office) in connection with agreements and funding for the Britannia Community Services Centre:

- (a) Master Agreement dated April 1, 1975, prepared by the City's Legal Department.
- (b) Report and Recommendations dated April, 1975, prepared by the Britannia Community Services Centre Society re Agreements and Funding for the BCSC Society and City of Vancouver, including the Vancouver Board of Parks and Recreation and the Vancouver School Board.
- (c) Manager's report dated May 12, 1975, re Britannia Community Services Centre Society Staffing.
- (d) Manager's report dated May 13, 1975, re Britannia Community Services Centre Society Budget.

The Committee also had for consideration a report dated May 15, 1975, circulated at the meeting from the Britannia Board of Management in reply to the City Manager's and the Director of Finance's fiscal and budget proposals for the Britannia Centre.

The Committee discussed the Master Agreement between the City, the Board of School Trustees, and the Britannia Community Services Centre Society and noted minor amendments that had been suggested at a previous informal meeting.

Cont'd...

Clause No. 1 Continued:

RECOMMENDED

- A. THAT the Master Agreement be referred to the Director of Legal Services to incorporate minor amendments discussed, including general reference to the operating agreement;
 - B. THAT under Section 11.01 the 180 days notice for termination of agreement be changed to 90 days notice;
 - C. THAT the Master Agreement be approved as amended subject to a written opinion from the School Board's solicitor to the Department of Education that in his opinion the agreement satisfactorily meets the School Board's intentions and takes into consideration any liabilities arising under the agreement;

Lengthy discussion took place on the reports and the wide variance between the reports submitted. It was indicated that part of the reason for the variance was the lack of time for each group to meet together and discuss their reports.

Representatives of the Society felt there was a difference of philosophy and the City should acknowledge and reaffirm its commitment to the unique nature of the Britannia Complex. It was stressed by the Society that it would be completely erroneous to compare Britannia with a standard community centre.

Following discussion it was,

RECOMMENDED

- D. THAT representatives of the Society meet with the City Manager, Director of Finance and the Director of Personnel Services to discuss and consider the matter and report back to the Committee in two weeks.

2. 1975 Supplementary Capital Program

The Committee had for consideration a Manager's report dated May 2, 1975. Due to time limitation this matter was deferred to the next meeting of the Committee.

FOR ADOPTION SEE PAGE(S) 177

The meeting adjourned at approximately 3:00 p.m.

VII

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING & DEVELOPMENT

15TH MAY 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, 15th May 1975, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:40 P.M.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

COMMITTEE CLERK: M. Cross

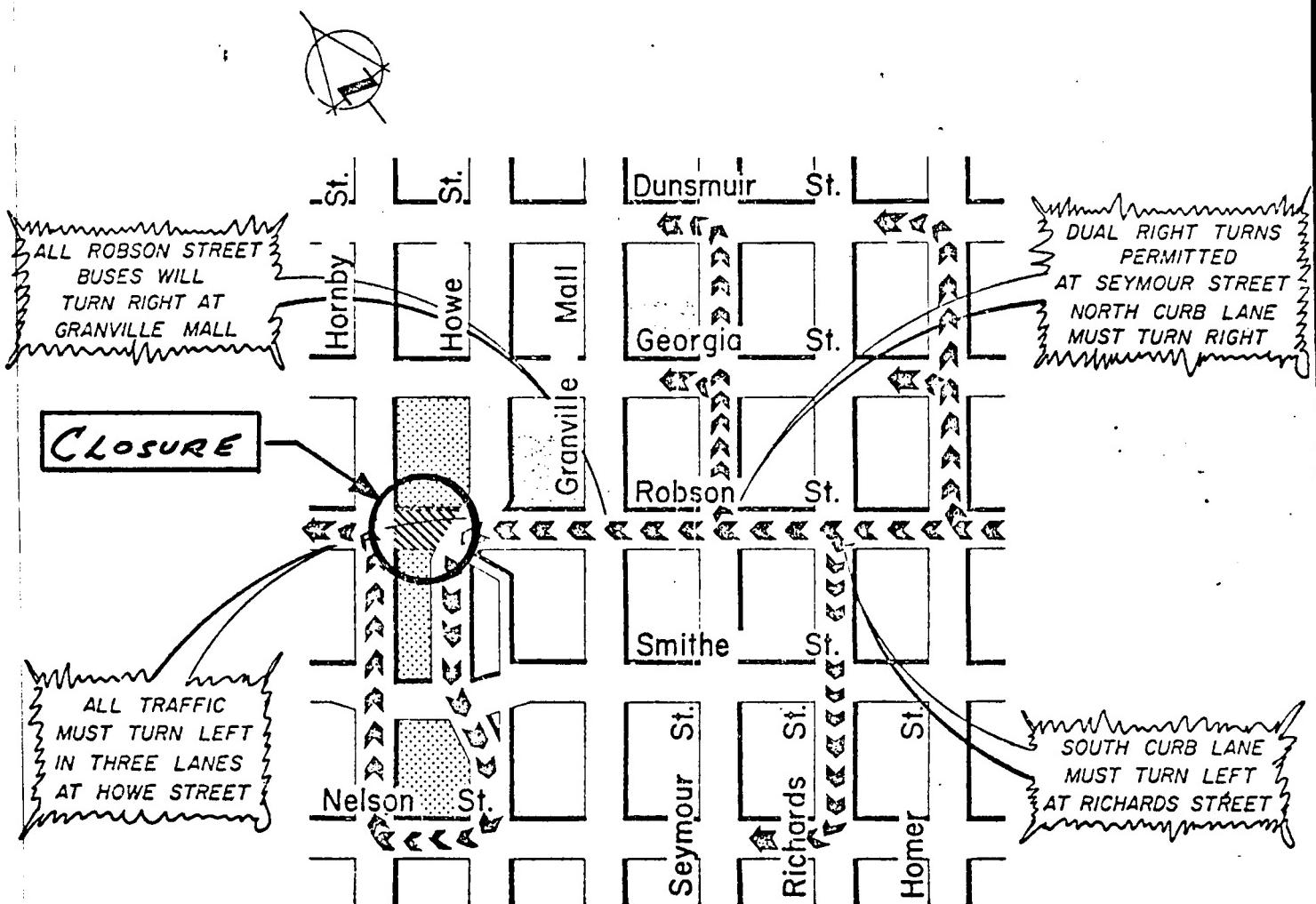
RECOMMENDATION

1. Alternative Traffic Routes - Closure of Robson Street

On 6th May 1975, Council resolved:

THAT the Standing Committee on Planning and Development investigate alternate traffic routes during the closure of Robson Street, for report to Council.

Mr. W. H. Curtis, City Engineer, advised that traffic would be diverted as soon as possible as indicated on the following map to de-emphasize Robson as a carrier of through traffic:



Standing Committee on Planning & Development
15th May 1975 Page 2

Clause No. 1 continued

Traffic lengths to locations in the downtown would be increased due to traffic rerouting and restricted left turns.

The Chairman distributed the map presented to Council on 6th May 1975 by the Provincial Government's architect (copy circulated). The City Engineer advised that if Smithe Street was made two-way, traffic from Robson Street on to Smithe Street would back up on Richards. He advised that traffic counts were underway and more information would be available for the Committee meeting of 29th May 1975.

RECOMMENDED

THAT the routes presented by the City Engineer be approved as alternate traffic routes during the closure of Robson Street.

(Aldermen Bird and Kennedy were opposed.)

2. Report on Greater Vancouver Regional District
Livable Region Program 1976-1986

The Committee considered a report of the City Manager dated 30th April 1975 wherein the Director of Planning outlines the report of the Livable Region Program: 1976-1986 and the five part strategy for managing growth in the region.

- a) Achieve Residential Growth Targets in each part of the Region.
 - b) Promote a Balance of Jobs to Population in each part of the Region.
 - c) Create Regional Town Centres.
 - d) Provide a Transit-Oriented Transportation System linking residential areas, regional town centres and major works areas.
 - e) Protect and develop regional open space.

The Director of Planning recommended

- a) That the City Council endorse and support the concepts contained in the Livable Region Report document and its five part strategy for managing growth and that the G.V.R.D. be so informed.
 - b) That the Director of Planning be directed to follow up with the G.V.R.D.'s technical staff, other municipal staffs, where appropriate, and other City departments in working out the details of the regional planning program as it affects the City of Vancouver and reporting back to Council with particular implementation recommendations that are deemed desirable for the City in achieving the objectives of the Regional Program.

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15th May 1975 Page 3

Clause No. 2 continued

The Chairman noted that further comments would be submitted from the Planning, Finance, Engineering and Social Planning Departments for consideration at a Planning & Development Committee meeting on 29th May 1975, to which all members of Council and representatives of the G.V.R.D. would be invited.

After discussion, the Committee

RECOMMENDED

THAT the Director of Planning's Recommendation No. 2 be approved and Recommendation No. 1 be deferred for consideration at the meeting of 29th May 1975.

3. Development Control Process in the Central Area

The Committee considered a report of the City Manager dated 8th May 1975 wherein the Director of Planning recommends ways of implementing the Development Control Process for the Central Area approved by Council on 22nd April 1975; including the formation of the Development Permit Board and the Development Permit Advisory Panel as follows:

- a) As Bylaw implementation of any desired changes in the Downtown Study Area cannot be completed until later in 1975, it is proposed that the Districts of the Downtown Area be now amended to provide that any special approvals or exercise of discretion in the existing district schedules be dealt with by the Development Permit Board, with its Advisory Panel when both are established, instead of the Director of Planning.
- b) It is also proposed that similar technical changes be made to the False Creek and other Comprehensive Development Districts within the Central Area.
- c) Because of the considerable current activity and to overcome Bylaw timing problems during the next five months, it is suggested that the implementation date of the Development Permit Board and the Advisory Panel be September 2nd, 1975.

In the intervening period the zoning bylaw should provide for the Director of Planning to continue to be the approving authority until September 2nd, 1975.

The Director of Planning recommends

- a) The date of September 2nd, 1975 be approved for the commencement of the Development Permit Board and the Development Permit Advisory Panel.

(Note - Separate by-laws (not requiring consideration of Council at Public Hearings) will be subsequently submitted to Council to create the Development Permit Board and Advisory Panel.)

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15th May 1975 Page 4

Clause No. 3 continued

- b) The Director of Planning make application to amend the appropriate Commercial, Historical and Comprehensive District Zoning Schedules in the Central Area to implement the Development Control Process.
 - c) The required amending bylaws be prepared by the Director of Planning and Director of Legal Services and submitted direct to a Public Hearing.

The Committee discussed qualifications for membership on the Development Permit Advisory Panel. If the Development Permit Board and the Development Permit Advisory Panel commence 2nd September 1975, the City Clerk will seek nominations from the organizations stated in the approved Development Control Process. The Director of Planning listed provisions applicable to the nominees, i.e.

- a) No person shall be appointed to the Advisory Panel if such person:
 - i) Is an Alderman; is an employee of the City or otherwise holds an elected office.
 - ii) Is not an elector or has not resided in the City for at least six months immediately preceding his appointment.
 - iii) Is not a Canadian Citizen or other British Subject.
 - b) No member of the Advisory Panel shall receive any remuneration for his services, other than allowances for actual expenses necessarily incurred in the discharge of his official duties.

The Committee felt that the provisions should state Aldermen and elected officers of the City of Vancouver and that "or other British Subject" should be deleted.

The Committee

RECOMMENDED

- A. THAT the date of September 2nd, 1975 be approved for the commencement of the Development Permit Board and the Development Permit Advisory Panel.
 - B. THAT the Director of Planning make application to amend the appropriate Commercial, Historical and Comprehensive District Zoning Schedules in the Central Area to implement the Development Control Process.

Continued on Page 5.

Page 5

Clause No. 3 continued

- C. THAT the required amending bylaws be prepared by the Director of Planning and Director of Legal Services and submitted direct to Public Hearing.
 - D. THAT the Director of Legal Services include the following restrictions on membership on the Development Permit Advisory Panel and the remuneration clause in the appropriate bylaw when submitted to Council:
 - a) No person shall be appointed to the Advisory Panel if such person:
 - i) Is an Alderman of the City of Vancouver, is an employee of the City or otherwise holds an elected office in the City of Vancouver.
 - ii) Is not an elector or has not resided in the City for at least six months immediately preceding his appointment.
 - iii) Is not a Canadian Citizen.
 - b) No member of the Advisory Panel shall receive any remuneration for his services, other than allowances for actual expenses necessarily incurred in the discharge of his official duties.

4. Interim Changes to Zoning By-laws in the Downtown Study Area - Residential & Social/Recreational Uses

The Committee considered a report of the City Manager dated 8th May 1975, wherein the Director of Planning reported as follows:

"The Planning and Development Committee during consideration of the Official Development Plan proposals for the Downtown Study Area have agreed that:

- A. Residential Uses should be encouraged in the Downtown Area. However the actual densities considered appropriate have still to be determined by the Committee at a forthcoming meeting.
 - B. There should be provision for limited social and recreational amenities to be provided in Downtown Developments - without the

(See Section 6 - Social and Recreational Amenities & Facilities,
attached.)

The Public Hearing to consider changes for Zoning regulations in the Downtown Study will not occur until later this year. (Tentatively-September 25th, 1975). In the meantime some developers, obtaining approvals under existing zoning regulations would like to improve the Downtown amenity by incorporating some Social and Recreation facilities in new buildings where building construction is imminent.

Other developers would like to provide some residential accommodations in new buildings, but would be deterred if delayed until approvals could be granted later this year.

Standing Committee On Planning & Development
15th May 1975

Page 6

Clause No. 4 continued

IT IS RECOMMENDED THAT:

1. The Director of Planning make application to amend the C-5, CM-1 and CM-2 Commercial District Schedules of the Zoning and Development By law to provide for the exclusion from floor space ratio, certain social and recreational amenities and facilities - having reference to Section 6 of the Official Development Plan Proposals for Downtown.
 2. The Director of Planning make application to amend the CM-1 and CM-2 Commercial District Schedules of the Zoning and Development Bylaw to provide Dwelling Units as a use subject to the special approval of the Development Permit Board - but in no case shall the density of such dwelling units exceed a gross floor space ratio of 3.0 on any site.
 3. That the Director of Planning and the Director of Legal Services prepare the required amending bylaws and they be submitted direct to a Public Hearing."

RECOMMENDED

THAT the recommendations of the Director of Planning
be approved.

5. Open Bible Chapel - Champlain Heights

The Committee considered a report of the City Manager dated 8th May 1975, in which the Director of Planning and the Supervisor of Property & Insurance outline the history of Sites 4, 5 and 6 in Champlain Heights, the proposed site for the Open Bible Chapel Complex. The sites (approximately located at 58th Avenue and Kerr Street) were originally marked in 1968 for high rise Strata Title apartment but no bids were received and the property was taken off the market. In February 1973, Council authorized civic officials to negotiate with the Open Bible Chapel Society for an exchange of their lands at the northwest corner of Yukon Street and 10th Avenue for Sites 4, 5 and 6 in Champlain Heights. The report states in part

"Jones, Haave, Delgatty, Architects for the Open Bible Chapel, approached the Planning Department in Spring of 1974 to develop a complex consisting of a bible chapel, seminary school, 13-storey senior citizen's apartment, a 12-storey limited dividend apartment, and a 4-storey apartment for seminary students (See Appendix II).

The low site coverage, high rise development aspects of the scheme generally conform with the plan of development approved by Council in 1968. The school and church aspects of the proposal, however, do not conform to the uses approved as part of the CD-1 By-law for the area.

The Planning Department went on record as supporting the principle of the scheme.

In reporting this matter to City Council, Council resolved that:

- a) the proposal and form of development be discussed with Champlain Heights Advisory Committee;
 - b) City officials report further on this matter.

The proposal of the Open Bible Chapel was received positively by the Champlain Heights Advisory Committee.

Standing Committee on Planning & Development
15th May 1975.

Page 7

Clause No. 5 continued

Subsequently, at a meeting held in the community to discuss plans for Areas E & F, the matter of the Open Bible Chapel proposal was raised. As a result, a subsequent public meeting was called by the Community Development Committee to discuss proposals of the Open Bible Chapel. At this meeting a number of concerns were expressed. These concerns included:

- 1) High rise development was considered undesirable.
- 2) The church was not of a community orientation, and therefore did not meet the guidelines established by the Planning Advisory Committee.
- 3) The community already has a high proportion of senior citizens and low income residents.

The Chairman of the Community Development Committee reported these concerns to Council on November 5, 1974, and Council passed the following resolutions:

- 'a) A rezoning application of the Open Bible Chapel complex to locate at a site at 54th Avenue and Kerr Street on the south side of the new Champlain Mall development be referred to a public hearing.
- b) That the Director of Planning report to Council on any alternatives to high rise developments in the area at 54th and Kerr.'

ALTERNATIVES

The Director of Planning has explored a number of alternatives and has discussed these alternatives with Jones, Haave & Delgatty, Architects. Basically, there are three alternatives which could be recommended:

Alternative No.1

This alternative was the original presented to the Planning Department by the Open Bible Chapel. The details of floor space ratio, etc. are outlined in Appendix II to this report. It should be noted that the Director of Planning went on record as supporting this scheme. He believed that the high rise development would provide less site coverage, an identity to the District Centre, and a density of dwelling units which met the objectives of the original concept for Champlain Heights to provide some 300 high rise dwelling units in close proximity to the District Commercial Centre.

In terms of the three schemes which are presented, it still represents the best form of development in the Director of Planning's view.

Alternative No.2

This scheme of development which provides for a floor space ratio of approximately 1.1 and a site coverage of about 30% provides some 100,000 sq.ft. of senior citizens units (160 Units) in a 10 storey building and provides additional floor area in two buildings 3 storeys in height, which could be occupied by couples and/or development of some medical offices. This scheme envisages a common base area which could provide for church, school and related facilities, and parking.

Alternative No.3

This scheme provides for two senior citizens buildings 5 storeys in height for a total of approximately 140,000 to 160,000 sq.ft. plus a common base providing for church, school, student residents and related facilities, and parking, of an additional 30,000 sq. ft. with a floor space ratio of 1.1. This scheme has also an approximate building site coverage of 28%."

Standing Committee on Planning & Development
15th May 1975 Page 8

Clause No. 5 continued

Alternative No. 1 is supported by the Director of Planning and the Supervisor of Property & Insurance.

After discussion, the Committee

RECOMMENDED

- A. THAT the development of a complex by the Open Bible Chapel Society be permitted in Champlain Heights.
- B. THAT the Director of Planning be instructed to make application to amend the CD-1 Bylaw to permit "church" and related "school" and submit the application direct to Public Hearing.
- C. THAT Alternative No. 1 be selected as the basis for conditions of development.

The meeting adjourned at 4:50 P.M.

FOR ADOPTION SEE PAGE(S) 171

REPORT TO COUNCILVIIISTANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

May 15, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 2 Committee Room, third floor, City Hall on Thursday, May 15, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin, Chairman
 Alderman Boyce
 Alderman Marzari
 Alderman Sweeney
 Alderman Volrich

COMMITTEE CLERK: H. Dickson

RECOMMENDATIONS1. Liquor Permit Application -
8377 Granville Street

The Committee had before it for consideration a Manager's report, dated May 1, 1975 on Development Permit Application #69388 to:

"alter and use the existing one storey building on a portion of the site as a restaurant, including a cocktail lounge, with ancillary parking being provided at 8333 Granville Street.

This development is situated on the northwest corner of Granville Street and 68th Avenue in the (C-2) Commercial District.

This development will maintain approximately 2,872 sq. ft. of restaurant area and a total assembly area for the cocktail lounge of 342 sq. ft.

The drawings indicate that there will be seating for 18 persons in the lounge.

The Director of Planning approved this application subject to the condition that prior to the issuance of the development permit:

'This request is to be referred to the Council Committee on new liquor outlets for consideration and necessary action.'"

It was noted during discussion that this structure is presently a garden shop and will have a total capacity of 74 persons after renovations to convert it to a restaurant and cocktail lounge.

Following discussion it was

RECOMMENDED

THAT Council approve the application for a cocktail lounge at 8377 Granville Street.

Cont'd . . .

2. Neighbourhood Pub Application -
6505 Main Street

The Committee had before it for consideration the following memo, dated May 13, 1975 from the Deputy City Clerk:

"On March 18, 1975, Council approved a plebiscite in respect of a proposed pub for 6505 Main Street.

By request of a lawyer for the applicant, the pub vote was not proceeded with as lease difficulties in respect of the premises were being experienced. I have been in touch with the applicant's lawyer on several occasions to obtain a letter as to whether or not the vote should be proceeded with and he advised of difficulty in concluding the matter with Mr. Fearnside. I advised the lawyer that this report would be sent to the Community Services Committee recommending no further action be taken to proceed with this pub vote at this time. In view of the difficulties that applicant is having in respect of the premises, advice was given that a fresh application could be made by Mr. Fearnside at some future date but that then he would be in the same position as any other new applicant for the area, particularly were he to apply for a new location in that area.

It is recommended no further action be taken on the matter."

Following discussion it was

RECOMMENDED

THAT no further action be taken on the application of Mr. G. Fearnside to operate a neighbourhood pub at 6505 Main Street.

INFORMATION

3. Detoxification Centres - Progress Report

A representative of the Alcohol and Drug Commission reported to the Committee that progress is continuing toward establishment of detoxification centres at 59 West Pender Street and in the China Creek area.

Tenders have been let for the necessary renovations at 59 West Pender Street and a contract is expected to be awarded this month for work at the China Creek location. The Chairman advised he had received a lengthy report on this matter at a recent Vancouver Resource Board meeting, and following discussion it was

RESOLVED

THAT the verbal report of the Alcohol and Drug Commission on the establishment of detoxification centres be received.

Cont'd . . .

Standing Committee of Council
on Community Services
May 15, 1975

RECOMMENDATIONS

4. B.C. Association for the Advancement
of Coloured People - Community Centre

The Committee had before it for consideration a memo, dated May 15, 1975 from the Deputy City Clerk, advising that the B.C. Association for the Advancement of Coloured People intends to acquire an assembly hall at 2255 Quebec Street and operate it as a community centre.

The Association is seeking funding from the Provincial Department of Recreation and Conservation which requires approval in principle from the City for the project.

During discussion it was noted the building was previously used as a Salvation Army assembly hall and is presently used by Weight Watcher's.

Mr. E. A. King of the Association for the Advancement of Coloured People, produced a letter from the Permits and Licenses Department which stated the building is suitable for the purposes proposed.

Following discussion it was

RECOMMENDED

THAT Council approve the use of 2255 Quebec Street by the Association for the Advancement of Coloured People as a community centre project.

5A. Enforcement of Liquor Administration Branch Regulations

In attendance at the Committee meeting this date were Mr. B. E. Munkrey, Director of Licensing, and Mr. R. E. G. Smith, Chief Inspector of the Liquor Administration Branch, along with representatives of the Downtown Eastside Residents' Association, City Centre Youth Resources and the Police Department, for a general discussion on enforcement of Liquor Administration Branch regulations, particularly as they apply to minors.

There was a lengthy discussion on this matter during which Members of the Committee repeatedly expressed dissatisfaction with the apparent lack of enforcement of regulations governing licensed premises.

During discussion the following points were noted:

- There is no firm regulation governing the number of glasses of beer that can be placed before a patron at once, although Liquor Administration policy is for no more than two glasses;
 - Liquor Administration Branch Inspectors cannot lay charges against violators of the Liquor Act but the Branch can suspend liquor licenses upon information supplied by the Police Department;
 - There have been 10 or 11 closures of licensed premises for varying periods of time in the past two months based on information supplied by the Police Department;
 - The Police Department admitted that offenders are not always charged by the Department for minor Liquor Act infractions because this would tend to destroy any co-operative liaison built up between a given beer parlour or cabaret operator and the Police Department;

Cont'd . . .

Clause #5A continued:

- A Police spokesman suggested Liquor Administration Branch Inspectors could be sworn in as Constables to assist in enforcing regulations;
 - Under existing regulations minors are allowed inside cabarets but cannot legally be sold liquor;
 - There are only six Liquor Administration Branch Inspectors for the entire Lower Mainland.

Mr. Bruce Eriksen of the Downtown Eastside Residents' Association presented the Committee with letters complaining of Liquor Act infractions observed in six Skid Road area beer parlours.

The City Centre Youth Resources presented the Committee with a report that during the period of January to May, 1975, 114 juveniles (age 16 and under) had been apprehended in 25 City cabarets and beer parlours. Twenty-two of these apprehensions were made at one particular cabaret and 19 at another cabaret.

The City Centre Youth Resources report reads in part:

" This study was limited to juveniles we came in contact from January 1, 1975 to May 1st, 1975. The number of contacts for 1974 during the 6 months of C.C.Y.R. operation were much higher.

These apprehensions were carried out by three social workers working in the downtown liquor outlets on only an incidental basis. They have primary responsibility for all of the downtown area, including bars, cabarets, hotels, restaurants, and the street. We therefore conclude that these figures are only an indication of the problem.

Only people who we can identify or who appear to be under 17 are confronted. Therefore the great majority of underage youth are never approached by us. The street-work staff, who visit the cabarets every night, report that many times over 50 % of the clientele are under the age of majority.

These cabarets are the long-term source of more juvenile problems than bars. They exercise, for the most part, no restraints on the entry or service of alcoholic beverages to juveniles.

Since minors are not prohibited by law from entering cabarets, the onus is placed on the waiter to determine age. This causes a multitude of problems: occasional overcrowding of premises, drinks purchased by adults and given to minors, table-hopping, general disinterest of waiter, etc. These create chaotic situations which make policing, either by management, or by authorities extremely difficult. Crowding is sometimes not the problem, since we have observed juveniles being served with the establishment

Clause #5A continued:

nearly empty. The well-run cabarets, in Gastown, for example, bar anyone under 19.

The management and clientele of particular cabarets acknowledge each other's hedonist lifestyles and tolerate, and even in some cases abet, the distribution of alcohol and hard drugs (speed, cocaine, heroin, etc.) to whomever walks through the door. Ironically, violence seems to be the only taboo, since it attracts the police. Intravenous use of drugs (mainly speed) is practised openly in the washrooms.

Management of those clubs that are the chronic offenders have been contacted in person numerous times by police and C.C.Y.R. workers, with no apparent success. "

The City Centre Youth Resources made the following recommendations to the Committee:

- "(a) Minors entering cabaret premises should be accompanied by an adult.
 - (b) When minors are accompanied by adults, meals must be purchased (\$2.00 minimum).
 - (c) Enforcement of existing regulations in regard to all licensed premises -- the situation Bruce Eriksen outlined is occurring daily in downtown establishments. Overserving, drunken employees, service to minors, brutality by hotel "bouncers", etc. is rampant. Enforcing existing laws concerning licensing of establishments and liability of employees seems to be a first step for a return to a spirit of co-operation.
 - (d) LCB Inspectors to be involved and available on a night-time basis."

During discussion a representative of the Permits and Licenses Department pointed out to the Committee that in a recent court case it was made clear by the Supreme Court Justice that the City does not have the right to suspend a business license purely on the grounds of Liquor Act violations.

However, it was noted the City can suspend business licenses if the operation generally is poor.

The Committee agreed the situation is "scandalous" - beer parlours are bad and cabarets worse. The Committee reiterated it wants regulations enforced.

Following discussion it was

RECOMMENDED

- (a) THAT Council request the Liquor Administration Branch to consider a complete ban on minors in cabarets, such measure to be considered as a change in the Liquor Act;

Cont'd . . .

Clause #5A continued:

- (b) THAT Council instruct the Liquor Administration Branch and the Police Department to implement a program of regular inspection and enforcement of regulations in beer parlours and cabarets and that consideration be given to:

 - (i) giving Liquor Administration Branch Inspectors the powers of Police Constables;
 - (ii) Liquor Administration Branch Inspectors being available on a night-time basis.

5B. Licensed Premises Entertainment

Following discussion of the above matter Alderman Volrich stated that one of the worst features of new Liquor Act regulations is that entertainment is now permitted in licensed premises but there is no description of what the entertainment should consist of, consequently nude dancers have become common in both beer parlours and cabarets.

A representative of the Liquor Administration Branch replied that the Branch cannot dictate standards of morality to the public.

No action was taken on this matter.

INFORMATION

6. Controlling the Sale of Harmful Substances

The Committee had before it for consideration a brief, dated May 15, 1975 from the Downtown Eastside Residents' Association (circulated) which lists 12 small retail outlets in the Downtown Eastside area which D.E.R.A. claims sell large volumes of vanilla extract and bay rum.

A representative of the Permits and Licenses Department advised the Committee that such retailers could be asked to show cause why their business licenses should not be suspended on the grounds that the goods they are selling are not in the public interest and are deleterious to public health.

Following discussion it was

RESOLVED

THAT the Director of Permits and Licenses inspect the premises listed by D.E.R.A., issue warnings that their licenses could be suspended if they persist in selling large amounts of vanilla extract and bay rum; and report back to the Community Services Committee on any situations which may warrant a "show-cause" action.

7. Carnegie Library

On May 8, 1975 when discussing this matter the Community Services Committee noted that the Library Board, Health Department, Native Courtworkers' Association, Park Board and the Community College were interested in space in this building. It was resolved:

"THAT the Downtown Eastside Residents' Association report back to the next meeting of this Committee with a breakdown of operating costs distributed among the above organizations."

Clause #7 continued:

Alteration and renovation costs had previously been estimated at \$558,500 by Architects Downs/Archambault.

The Committee had before it for consideration the following operational costs submitted by D.E.R.A.:

" MAINTENANCE AND SERVICE COSTS:

DOWNTOWN EASTSIDE RECREATION PROJECT

BUDGET 1976

- | | | |
|-----|--|-----------------------|
| 2. | PAYROLL | |
| | Regular | \$ 21,615.00 |
| | C.H.P.J. | \$ 12,000.00 |
| 3. | FRINGE BENEFITS | \$ 6,904.00 |
| 4. | SUPPLIES - Miscellaneous | |
| | Pool T., Crib T., Bridge T., | |
| | Discount Tickets; General Supplies | \$ 1,600.00 |
| | Coffee, Bingo Prizes (\$100.00 x 12) | \$ 1,200.00 |
| | Films (\$40.00 x 28) | <u>\$ 1,120.00</u> |
| | | <u>\$ 3,920.00</u> |
| 5. | SPORTS EQUIPMENT | \$ 600.00 |
| 6. | ARTS AND CRAFTS | \$ 600.00 |
| 7. | LIGHT EQUIPMENT CHARGES | \$ 1,250.00 |
| 15. | TELEPHONE | \$ 360.00 |
| 31. | RENTAL | ? |
| 35. | TRANSPORTATION, CAMP TRIPS | \$ 2,000.00 |
| | TOTAL | \$ 49,249.00 + RENTAL |

HEALTH UNIT

WORKOUT AREA

- Staff - Minimum \$ 11,000.00 per year.
Equipment - Cost to be prepared.

SAUNA (2)

- Maintenance - 1 staff 3 hours per day at a minimum wage of \$4.00 per hour --
-- Minimum \$ 4,400.00 per year.

Clause #7 continued:

WHIRLPOOL

Maintenance - 1 staff 3 hours per day at a minimum wage of \$4.00 per hour -- -- Minimum ~~cost~~ \$ 4,400.00 per year.

Approximately \$10.00 per day for
Chlorine -- Minimum \$ 3,600.00 per year.

LIBRARY

1½ Staff -- Minimum \$ 40,000.00 per year. "

A representative of D.E.R.A. stated that there are additional cost estimates not presented this date and it was

RESOLVED

THAT the figures submitted this date be received and forwarded to Council together with the additional operating cost estimates to be provided by D.E.R.A.; and that the Chairman of the Community Services Committee contact Provincial Secretary Ernie Hall regarding funding for Carnegie Library.

NOTE: Alderman Volrich left the meeting at this point.

PLEASE NOTE: The entire submission of D.E.R.A. presented to the Community Services Committee at its meetings of May 8 and May 15, 1975 plus additional figures on capital equipment costs submitted to the City Clerk's Office subsequent to May 15, 1975 are appended to this report as Report (i).

RECOMMENDATION AND INFORMATION

8. Pier Group Mural Company

Representatives of the Pier Group Mural Company appeared before the Committee and advised that two murals the company was recently commissioned to paint on exterior walls of buildings were turned down by the Director of Planning.

The Director of Planning has jurisdiction to approve such murals under Section 7(1)D of the Sign By-law, which states:

"SECTION 7.

SPECIAL APPROVAL

Signs subject to Special Consideration and Conditions

- (1) The following signs may be approved on the recommendation of the Director of Planning in any area in the City other than Special Areas for which a Special Committee and/or Board has been established by the City Council:

(d) supergraphics and wall murals."

Full color copies of the murals which were turned down by the Director of Planning were displayed for the Committee. They were a circus-type mural proposed for the north side wall of the Day Care

Cont'd . . .

Clause #8 continued:

Centre at Vancouver Community College, 12th and Oak; and a large golden pigeon mural proposed for the exterior of 333 Carrall Street which faces Pigeon Park.

Following discussion it was

RESOLVED

THAT the Director of Planning be asked to appear before the Community Services Committee to discuss criteria for exterior wall murals and his discretion to approve such murals under Section 7(1)D of the Sign By-law;

and it was

RECOMMENDED

- A. THAT Council approve the circus-type mural proposed by the Pier Group Mural Company for the north side wall of the Day Care Centre at Vancouver Community College, 12th and Oak;
 - B. THAT Council approve the golden pigeon mural proposed by the Pier Group Mural Company for the exterior wall of 333 Carrall Street.

NOTE: Copies of the proposed murals will be displayed in Council.

The meeting adjourned at approximately 5:25 p.m.

* *

FOR ADOPTION SEE PAGE(S) 178

PART REPORT TO COUNCIL
VEHICLES FOR HIRE BOARD

IX

Thursday, May 15, 1975

A meeting of the Vehicles for Hire Board was held on Thursday, May 15, 1975, at 10:00 A.M. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Rankin, Chairman
Mr. L. E. Ryan, City Manager
Dr. Bryson, Director of Permits & Licenses
Mr. C. S. Fleming, Director of Legal Services
Inspector Robinson, Vancouver Police Department
Constable Davies, Vancouver Police Department

CLERK: R. Demofsky

RECOMMENDATION:

1. Limousine Service Rates

The Committee considered letters from Bow Mac Auto Centre and Burnaby Limousine Service Ltd. requesting an increase in the rate structure for limousine service. These letters, which are on file at the City Clerk's office, stated in part:

"Time or mileage for the first hour	\$15.00
For each hour thereafter, or fraction thereof or per mile, (whichever is greater)	\$12.00
	\$.65

The proposed change to read:

Time or mileage for the first hour	\$16.00
For each hour thereafter, or fraction thereof or per mile, (whichever is greater)	\$16.00
	\$.75"

The Director of Permit & Licenses advised that these rates had not been increased for the past three years and was in agreement with the requested increase.

RECOMMENDED

THAT the following increased rate structure for limousine service be approved for Bow Mac Auto Centre, Burnaby Limousine Service Ltd. and Executive Limousine Service:

Time or mileage for the first hour	\$16.00
For each hour thereafter, or fraction thereof or per mile, (whichever is greater)	\$16.00
	\$.75

REPORT TO COUNCILXSTANDING COMMITTEE OF COUNCIL
ON PLANNING & DEVELOPMENT

May 22, 1975

A meeting of the Standing Committee of Council on Planning & Development was held on Thursday, May 22, 1975, in the No.1 Committee Room, third floor, City Hall, at 3:45 p.m.

PRESENT: Alderman Bowers, Chairman
Aldermen Bird, Harcourt & Kennedy

ABSENT: Alderman Cowie

ALSO

PRESENT: Alderman Boyce

COMMITTEE

CLERK: M. Cross

INFORMATION1. City-owned Land - Mount Pleasant

In a letter dated April 15, 1975, the Mount Pleasant Citizens' Committee requested an opportunity to appear as a delegation to discuss the possibility of a landswap of City-owned land on the slope of 5th Avenue between Carolina and Fraser Streets and Park Board land situated north of the China Creek cycle track. This request arose from the following motion of the Mount Pleasant Area Council's meeting of January 3, 1975:

"The Citizens' Committee herewith supports in principle the landswap as suggested by the Vancouver City Planning Department and Parks Board, which would provide for residential development on presently Parks Board owned land located north of the cycle track (at Broadway and Windsor) and park type development on presently City-owned land located along 5th Avenue east of the Sunny Moon Playground (between Carolina and Fraser)."

Mr. D. Fairbrother of the Mount Pleasant Citizens' Committee stated that the Committee would like to see the Park retained. Mr. E. Snijder, Vice Chairman of the Committee, did not feel this was a good location for a housing development. There is a drop from 5th Avenue to Great Northern Way of some 20 to 30 feet. He felt the land should be retained as open space for park/recreation for all of Mount Pleasant. The housing development should be located north of China Creek Park.

Mr. D. Janczewski, Planning Department, advised that only limited discussions had been held with the Park Board. The Planning Department has had discussions with the Citizens' Committee with a view to finding alternative housing sites that would enable the Park to be retained. With the aid of a map (copy circulated) Mr. Janczewski indicated that immediately north of Broadway, China Creek Park contains a cycle track and its field house. The part north of the field house is undeveloped. To the north of the Park is a vacant lot bounded by Great Northern Way and 7th Avenue.

The proposed landswap would involve:

- the exchange of land between the undeveloped part of China Creek Park and part or all of the City-owned land at 5th Avenue and Carolina

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May 22, 1975 2

Clause No.1 (continued)

- the acquisition of the M-1 land between China Creek Park and Great Northern Way
- the assembly of a large piece of developable land for housing.

This portion of Mount Pleasant is likely to become an N.I.P. area and when this occurs the situation would be looked at in more detail with respect to the most appropriate location for housing and the most appropriate location for park. The Planning Department would like to see a decision on this deferred until these two needs have been investigated more fully.

In answer to a query about terraced housing on the 5th Avenue and Carolina Street site, Mr. Janczewski stated that because the land was acquired for social housing it is unlikely it would be developed as terraced housing as it is too expensive to construct.

Mr. G. Jordon, Deputy Supervisor of Property & Insurance, advised that if the land were acquired for park the price would be in excess of \$300,000. The Chairman of the Housing Committee noted that if this occurred the Housing Acquisition Fund would have to be reimbursed for the property already acquired for housing purposes.

Mr. L. Foster, Director of Planning for the Park Board, advised the acquisition of the land at 5th and Carolina would have to be a low priority Park purchase as the Park Board has no funds available.

A motion that the City-owned land at 5th Avenue between Fraser and Carolina Streets be designated as future park with no housing development proceeding, was proposed.

RESOLVED

THAT the above motion be deferred until the Director of Planning, Director of Housing, the Superintendent of Parks and Recreation and the Mount Pleasant Citizens' Committee have had an opportunity to look at park and housing needs for the Mount Pleasant area.

(Alderman Kennedy wished to be recorded as against deferring of the motion)

RECOMMENDATION

2. Development Permit Application - Fairview Slopes

The Committee considered a report of the City Manager dated May 15, 1975, wherein the Director of Planning provided details of Development Permit Application #67129 to erect a 13 unit townhouse with 4,284 square feet of offices on the site at the north west corner of 7th Avenue and Oak Street (1015 West 7th Avenue). The report states in part:

" This proposed development in the CRM-2 district would have one level of underground parking, one level of office area and services for the townhouses and apartments, one level of apartment (5 dwelling units) and two levels of two-storey townhouses (8 dwelling units).

The development as proposed would be at variance to the regulations as set out in Section 1 of the CRM-2 District Schedule with respect to setbacks, floor space ratio and height. (for detailed comparison see Appendix A)

Section 3 of the CRM-2 District Schedule gives City Council the discretion to permit a building at variance to the regulations of Section 1 with Council to have due regard to the following:

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Clause No.2 (continued)

- A. The provision of private outdoor living space, daylighting, landscaping, the disposition of the required off-street parking and loading facilities, the location of the building in relation to the site and surrounding streets and buildings, and its overall design.
- B. For buildings approved under this clause only, Council shall determine the maximum floor area which shall be allowed having particular regard to the factors noted above. In no case however, shall:
 - (i) The maximum floor space ratio exceed 1.5, computed or described in Section 1.G of this CRM-2 Multiple Dwelling District Schedule.
 - (ii) The height of a building exceed thirty-five (35) feet, nor twenty-five (25) feet measured from the centre line level of the nearest street directly southward."

City Council on April 8th, 1975, adopted interim control guidelines for the Fairview Slopes. With respect to height, these guidelines included:

'Generally not approve development which exceeds a height of 35 feet measured vertically of a hypothetical line connecting the north and south property lines, but in no case shall the height exceed twenty-five (25) feet above the south property line.'

The proposed building would be at variance to these guidelines in that the northerly portion of the building would be approximately 10 feet (one storey) above the maximum 35 feet height restriction otherwise the development would meet the interim control guidelines. "

The Fairview Area Planner advised that he could not support this application and recommends refusal. The Urban Design Panel reviewed this design and recommended that the Director of Planning approve the development permit application.

The Director of Planning recommended that Development Permit Application #67129 be refused as it is considered an unsuitable form of development in the (CRM-2) Commercial/Multiple Dwelling District, having particular regard to the fact that the proposed building exceeds permitted height of 35' measured vertically above the hypothetical line connecting the front and rear property lines as outlined in the Interim Control Guidelines for Fairview Slope that were adopted by the Technical Planning Board on March 15, 1974 and the Interim Control Guidelines for Fairview Slopes as adopted by City Council on April 8, 1975.

Messrs. S. Kwok and R. Romses, Architects, were present as well as Mr. M. Chambers, owner of the Long House which is adjacent to the proposed development, and Mr. J. Petri, resident of the Long House.

Mr. Kwok advised that in his opinion, reducing the height of the building would hamper the design. If the building was moved closer to 6th Avenue the amount of plaza would be reduced, and if the number of suites were reduced the proposal would be uneconomical.

Mr. R. Spaxman, Director of Planning, advised that this application was contrary to the Interim Control Guidelines for the Fairview Slopes. Mr. Spaxman felt that various things could have been done to reduce the height of the building i.e. lowering the parking level or changes of level within the building. Mr. D. Cornejo, Fairview Area Planner, advised that he had submitted the plan of the development to the Fairview Planning Committee who liked the design but were concerned about the elevation that faces the Long House.

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Clause No.2 (continued)

Mr. Petri stated that the concept of the development and the plaza are acceptable but felt that the highest apartment next to the Long House should be removed. Mr. Chambers stated that he would like to see the development set back to give light and access to the suites on the north end of the Long House. Mr. Kwok advised that the side yard could be increased by taking six inches from the width of each suite, thereby providing a side yard of approximately three feet.

RECOMMENDED

THAT the Director of Planning be instructed to approve the Development Permit Application subject to requiring the developer to increase the westerly side yard by approximately three feet.

3. Residential Hotels in the West End

Mr. J. Coates, Planning Department, submitted the following report for the consideration of the Committee:

" BACKGROUND

The Planning & Development Committee in considering commercial policies for the West End April 29, 1975, recommended:

"Except for small residential hotels that offer facilities to the local community, permit new hotel uses only in transitional areas adjacent to Downtown".

City Council on May 13, 1975 modified this policy to read:

"In the area defined as the West End permit only small residential hotels that offer facilities to the local community".

The committee further recommended:

"THAT the Director of Planning consider locations where hotels could be located near the waterfront in the West End;

FURTHER THAT the map showing Uses be amended to indicate hotels permitted along the southern perimeter".

ANALYSIS

West End planners have long recognized that the waterfront intersection of Denman and Davie Streets is more than just another part of the West End - it is a public place traditionally enjoyed by people from all parts of the city, and by tourists.

There is also a need in the city for short term (one week to a month) residential accommodation

- with self-contained suites having cooking facilities
- catering to families on holidays
- catering to visiting relatives who cannot be accommodated at home
- of modest cost

Six such residential hotels have been in operation for many years. They have caused minimal concern to local residents. They may, in fact, have contributed to the urbanity of the West End community.

Present concerns expressed by certain residents and West End planners relate to possible sudden proliferation of such uses through the conversion of existing rental apartments. It would appear this may occur, as one means of circumventing the rent freeze and the freeze on conversion to strata title.

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Clause No. 3 (continued)

The perceived dangers include:

- the elimination of badly-needed rental accommodation;
- the disruption of the established social character of neighbourhoods;
- depending upon the management of individual hotels, a possible disruption of the quiet and privacy of residential neighbourhoods (Stanley Park Manor in the residential zone, and the Cove Hotel on the Denman Street commercial frontage, have drawn complaints in the past as generators of too much noise and vehicular traffic).

Certain policies and criteria would thus seem appropriate:

- 1) That conversions of apartment buildings to residential hotels be generally not permitted.
- 2) That new residential hotels be permitted only within approximately two blocks of the intersection of Davie and Denman Streets as shown on the attached map.
- 3) That local residents be asked to comment before approvals are given.
- 4) That licensing be subject to annual review
- 5) That residential hotels and their facilities not be incompatible with local residential environment.
- 6) That to qualify as a residential hotel, a building must:
 - (a) consist of all dwelling units rather than sleeping or housekeeping units;
 - (b) conform to parking requirements for hotels, namely one space for every two units;
 - (c) conform to residential sign standards of the existing Sign By-law when in the residential areas;
 - (d) have a desk clerk on duty within the building for purposes of supervision;
 - (e) not contain a beer parlour;
 - (f) not contain convention facilities.
- 7) That the following existing premises should be legitimized as residential hotels:

Ocean Side	1847 Pendrell
St. James Place	1095 Bute
Beach Lodge	1080 Gilford
Surf	1861 Beach
Gilford Court	1901 Pendrell
Centennial Lodge	1123 and 1131 Burnaby (excluding 1111 Burnaby)
Shato Inn	1825 Comox

SUMMARY

The Planning and Development Committee may wish to recommend:

- (1) That Council approve amendments to current zoning proposals which will permit new residential hotels within approximately two blocks of the intersection of Denman and Davie Streets as indicated on Map A.
- (2) That both existing and new potential residential hotels in the West End conform to residential hotel policies of Council.

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Clause No. 3 (continued)

- (3) That the draft residential hotel policies be circulated for comments of the Director of Permits and Licenses and the Director of Legal Services for further report by the Director of Planning.
- (4) That Council approve amendments to current zoning proposals which will legitimize the continuation of certain existing premises as residential hotels. "

After discussion, the Committee

RECOMMENDED

- (a) THAT Council approve amendments to current zoning proposals which will permit new residential hotels within approximately two blocks of the intersection of Denman and Davie Streets as indicated on Map A.
- (b) THAT both existing and new potential residential hotels in the West End conform to residential hotel policies of Council.
- (c) THAT the proposed residential hotel policies be circulated for comments of the Director of Permits and Licenses and the Director of Legal Services for further report by the Director of Planning.
- (d) THAT Council approve amendments to current zoning proposals which will legitimize the continuation of certain existing premises as residential hotels.

(Alderman Harcourt wished to be recorded as against Recommendations a, b and c)

CONSIDERATION

4. Robson Street Closure

Alderman Kennedy stated that several Aldermen were against the closure of Robson Street and the concept of a "mini mall" for transit only opposite the Court House.

Mr. R. Gascoyne, Assistant City Engineer, Traffic and Transportation, advised that the Province have agreed to the relocation of the two stairwells and any other obstructions in the event the City exercises its option to re-open Robson Street. This work would be at Provincial Government expense.

RECOMMENDED

THAT the Architect for the Provincial Government complex be asked to modify the design of the proposed Robson Street Closure opposite the Court House to make certain that the street capacity of Robson Street for all vehicles is maintained in the new design.

(Aldermen Bowers and Harcourt wished to be recorded as opposed)

A tie vote resulted and the matter is put forward for the CONSIDERATION of Council.

The meeting adjourned at 5:30 p.m.